



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider the Planning Commission's Recommendation for a General Plan Amendment Which Consists of the Following:

1. Request of J. Jeffrey Kirst to redesignate the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office to LDR, Low Density Residential and O, Office; and
2. Request of Ronald B. Thomas, et al to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential.

MEETING DATE: June 2, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a Public Hearing to consider the Planning Commission's recommendation for a General Plan Amendment which consists of the following:

1. request of J. Jeffrey Kirst to redesignate the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (Hwy 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office to LDR, Low Density Residential and O, Office; and
2. request of Ronald B. Thomas, et al to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;

BACKGROUND INFORMATION: Both of the requests are the first step toward annexation and are in conformance with the General Plan as adopted by the City Council on June 12, 1993. The PR, Planned Residential designation was put in the plan to provide the Planning Commission and City Council with a means to review each development project at the earliest possible stage. The LDR designation is for single-family densities.

The Kirst or Helmle project consists of an office-institutional designation along Kettleman Lane which can be constructed at any time. The remainder of those properties are in Phase II of residential development which does not occur until 1995 and later.

APPROVED: _____

THOMAS A. PETERSON
City Manager



CC-1

CCCD93.23/TXTD.01C

Public Hearing to Consider the Requests of J. Jeffrey Kirst
and Ronald B. Thomas for a General Plan Amendment

June 2, 1993

Page two

The Thomas or Richards Ranch project is in Phase i of residential development and could compete for allocations this year. It should be noted that the development plan shows an elementary school and neighborhood park. The school site has been requested by Lodi Unified School District and the park site conforms to the Parks Master Plan being considered by the City Council.

FUNDING: None Required.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

CCCD93.23/TXTD.01C

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 13, 1993

Mr. J. Jeffrey Kirst
c/o FCF Development Associates
P.O. Box 1259
Woodbridge, CA 95258

Dear Jeff:


RE: Helme Addition
General Plan Amendment
Rezoning
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of J. Jeffrey Kirst:

1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing on these requests.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

Excerpts from Planning Commission Minutes of April 12, 1993

The next public hearing was the request of J. Jeffrey Kirst for a General Plan amendment to (1) redesignate the parcels located within the area bounded by the Woodbridge Irrigation District canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office, to LDR, Low Density Residential, and O, Office; (2) to prezone the same parcels to R-2, Single-Family Residential and R-C-P, Residential- Commercial- Professional; and (3) to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Community Development Director Schroeder introduced this matter to the Planning Commission. Mr. Schroeder explained that the project area is an island of the county that is almost totally surrounded by the City. For that reason, when the applicant requested annexation of his property to the City, it was decided that the entire area between Lower Sacramento Road and the Woodbridge Irrigation District canal would all have to be annexed to the City at one time. Mr. Schroeder explained that he was recommending one change from the proposed rezoning request instead of designating the entire residential area as R-2, he recommended that the strip of land immediately south of the Sunwest Subdivision be rezoned R-1, requiring lot sizes of 6500 square feet which would be more consistent with the larger lots in the Sunwest Subdivision. He felt that a strip approximately 300 feet in depth would be sufficient. The remainder of the area would be rezoned R-2, a single-family zone that allows smaller lot sizes. The 300 foot strip adjacent to Kettleman Lane would be given a zoning of R-C-P, Residential-Commercial-Professional.

Commissioner Griffith asked if the City has an exclusive office zone, one that permits only office uses. Mr. Schroeder stated that the closest zoning would be the R-C-P zoning, primarily an office and professional zoning but it allows certain types of residential uses. Commissioner Griffith asked if this would include residential or apartment uses. Mr. Schroeder indicated that these types of uses are permitted in the R-C-P zone to a density not to exceed 10 units per acre.

Chairman Mindt then opened the public hearing to the audience and asked if anyone wished to speak on this matter. The first speaker was Jeff Kirst. Mr. Kirst stated that he had signed an agreement with Lodi Unified School District for his property, agreeing to pay the required school impaction fees. He stated that he was not sure about the other properties, although he felt some of the other property owners were also in the process of entering into agreements with the school district. He stated he did not oppose the requirement of R-1 zoning adjacent to the Sunwest Subdivision. He did, however, request some flexibility on the requirement for a 300 foot width for the R-1 zoning. He stated that the actual width may be plus or minus 25 feet depending on the final layout of the lots and the street width. He anticipated that there would be two rows of lots with a center street, but he wasn't sure of the exact dimension that would be required. The Commission agreed to allow some flexibility in that dimension.

The Commission asked Mr. Kirst if he plans to have residential uses within the portion of R-C-P zoning on his property. He stated he has no plans for residential uses at present.

The next speaker was Darrell Sasaki, 1806 West Kettleman Lane, Lodi. Mr. Sasaki stated he represents two properties located at the east end of the subject area. He stated that the property owners he represents are in favor of the proposal and are willing to sign agreements with Lodi Unified School District.

The next speaker was Joe Handel. Mr. Handel stated that he owns property adjacent to the existing Nazerine Church. He is in favor of the proposal and added they are planning to put a retirement facility on their portion of the property adjacent to Kettleman Lane.

The final speaker was Mamie Starr, Lodi Unified School District. Ms. Starr explained that the school district has been in contact with most of the property owners in the subject area and was attempting to obtain funding agreements with the property owners. She noted that because of the number of different property owners, the process was taking longer than normal. She hoped, however, to have signed agreements with all the property owners prior to the matter being reviewed by the City Council.

Following the public hearing, the Planning Commission took the following actions. On a motion by Commissioner Rasmussen and a second by Commissioner Griffith, the Planning Commission, on a 4-0 vote, approved the certification of a negative declaration by the Community Development Director as adequate environmental documentation on the proposed project. Next, on a motion by Commissioner Rasmussen and a second by Commissioner Griffith, approved the request for a General Plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, and O, Office, to LDR, Low Density Residential, and O, Office and to prezone the same parcels in the following manner: a 300 foot+/- strip immediately south of the Sunwest Subdivision to R-1, Residential, Single-Family. The remainder of the residential area to be prezoned R-2, Residential, Single Family and the 300 foot strip adjacent to Kettleman Lane to be prezoned R-C-P, Residential- Commercial- Professional. The motion was approved on a 4-0 vote.

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIFGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager

JENNIFER M. PERRIN
City Clerk

BOB McINTYRE
City Attorney

April 14, 1993

Mr. Ronald B. Thomas
c/o Richards Ranch Partnership
P.O. Box 1598
Lodi, CA 95241-1598

Dear Ron:

RE: Richards Ranch
General Plan Amendment
Rezoning
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of Ronald B. Thomas, et al:

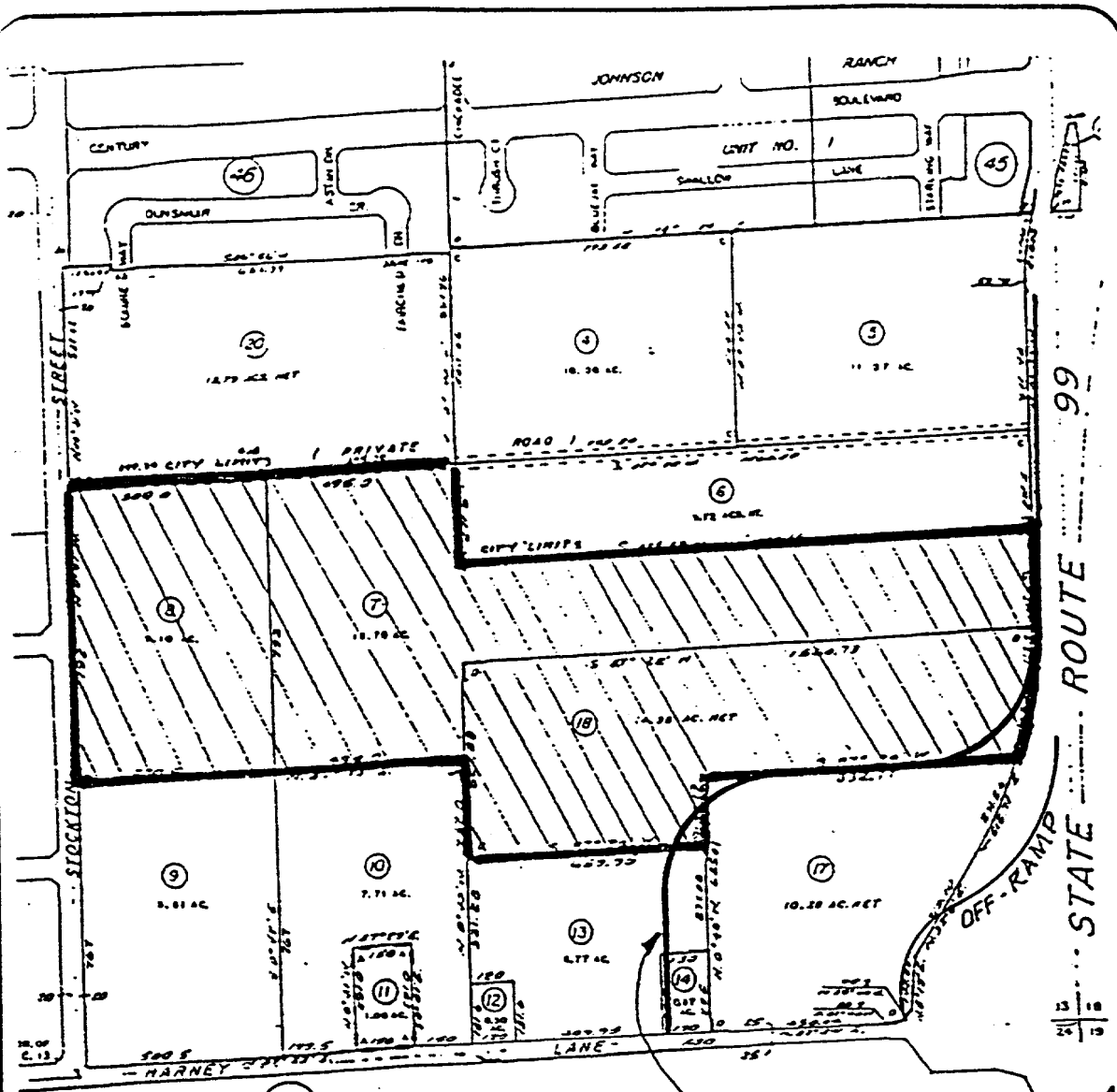
1. for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the Council's public hearing on these requests.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk
Laura E. Bainbridge, Attorney at Law



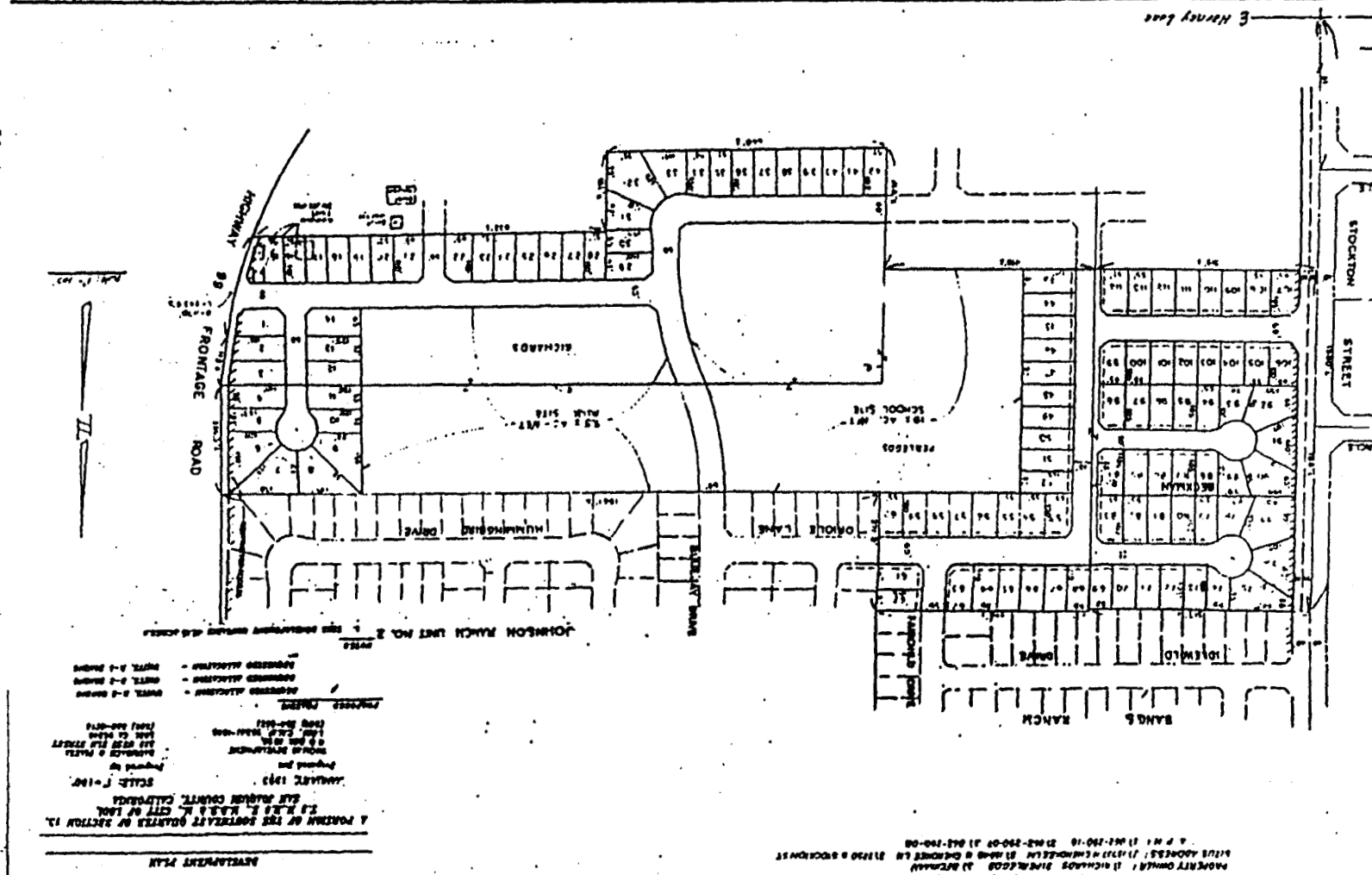
84
058

NOTE - Assessors Parcel Numbers Shown in Circles

LAYOUT LINE FOR PROPOSED
FRONTAGE ROAD.



Richard's Ranch Addition
General Plan Amendment
Prezone & Neg. Dec.
GPALU-93-02
Z-93-04
ND-93-05
04-12-93



Excerpts from Planning Commission Minutes of April 12, 1993

Chairman Mindt declared that now was the time and place for the public hearing on the requests of Ronald B. Thomas et al (1) for a General Plan Amendment to redesignate the parcels at 13737 North Cherokee Lane, 2250 South Stockton Street and 13845 North Cherokee Lane from Planned Residential to Low Density Residential; (2) to prezone the same parcels R-2, Single-Family Residential; and (3) to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Community Development Director Schroeder introduced this matter for the Planning Commission. Mr. Schroeder explained that the proposed development is consistent with the previously approved subdivisions in the area. The applicants are requesting approval of the General Plan Amendment and Prezoning so they may begin annexation procedures to bring the three properties into the City. Once the properties are annexed to the City the applicants will be required to return to the Planning Commission with a more specific development plan for their approval.

Chairman Mindt opened the public hearing for comments from the public. The first speaker was Lowell Flemmer, 558 Riverside Drive, Woodbridge. Mr. Flemmer stated that he represents the Richards Ranch property but was also speaking for the Gallegos and Beckman properties. He felt the proposal is a good project, consistent with the surrounding area. He noted that the project includes both a school site, as requested by the Lodi Unified School District, and a park site, as requested by the City of Lodi. The map before the Planning Commission was somewhat tentative since neither the school district nor the City of Lodi have made final commitments to the location or configuration of the proposed school and park. He hoped these matters would be worked out prior to returning to the Planning Commission with a specific development plan.

Commissioner Griffith asked about the possibility of inclusionary or affordable housing within this project. Mr. Flemmer stated that they are attempting to make the housing as affordable as possible. However, as planned, the project would contain only single-family lots.

The next speaker was Jeff Kirst, 18826 North Lower Sacramento Road, Woodbridge. Mr. Kirst explained that the applicants had been in negotiation with the Lodi Unified School District. The plan shows a school site which will be offered to Lodi Unified School District. If the district does not want or need the school site, the land will be converted to single-family home sites. He stated that they are in the process of signing an agreement for school fees with the school district.

The next speaker was Mamie Starr of the Lodi Unified School District. Ms. Starr stated that the school district is neither opposed nor in favor of the project. The school district's only request was that the approval of the project be conditioned upon the property owners signing

1

T

written agreements with the school district for the payment of the appropriate school impaction fees.

Following the hearing on this project, the Commission took the following actions. On a motion by Commissioner Griffith and a second by Commissioner Rasmussen, the Planning Commission, on a 4-0 vote, approved the certification of the negative declaration as adequate environmental documentation on this project.

Next, on a motion by Commissioner Rasmussen and a second by Commissioner Griffith, the Planning Commission, on a 4-0 vote, approved the General Plan amendment request to redesignate the parcels at 13737 North Cherokee Lane, 2250 South Stockton Street and 13845 North Cherokee Lane from PR, Planned Residential, to Low Density Residential and to prezone the same parcels to R-2, Single-Family Residential.

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
AY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 13, 1993

Mr. J. Jeffrey Kirst
c/o FCF Development Associates
P.O. Box 1259
Woodbridge, CA 95258

Dear Jeff:

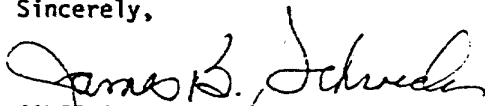
RE: Helmle Addition
General Plan Amendment
Rezoning
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of J. Jeffrey Kirst:

1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing on these requests.

Sincerely,



JAMES B. SCHROEDER
Community Development Director

cc: City Clerk

DECLARATION OF MAILING


On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin
City Clerk



Peggy Nicolini
Deputy City Clerk

DEC#01/TXTA.FRM

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of J. Jeffrey Kirst:
 1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
 2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council

Jennifer M. Perrin
Jennifer M. Perrin
City Clerk

Approved as to form:

Bobby W. McNatt
Bobby W. McNatt
City Attorney

EA FILE

PUBLIC HEARING LIST

Page 1 of 4

EXHIBIT B

MAILING LIST FOR:	HELMLE ADDITION	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-040-10		Tom & Terry Kibul	15312 N LWR Sacramento Rd	Lodi CA	95342
-11		Phyllis J. Vivasanos	15285 N LWR Sacramento Rd	San Francisco	94110
-12		Antonio & M. Valentine	22 Powers Ave	Ashley ND	58413
-16		Gordon B. Kogel Trs.	Box 286	Lodi	95342
-17		First Nazarene Church	1207 E Hwy 12		
-32		Melvin O. & E.A. Helmle	1313 E Hwy 12		
-63		Michael M. Chete et al	1826 W Kellerman Ln Suite D		
-64		E.C.F. Development Assoc Appeal	120 N Pleasant		95340
-65		Ronald D. Dunscombe et al	96 Harvey Miller 412 Buena Vista	Holdesto CA	95354
-66		Phyllis L.F. Dunscombe Est.	1105 E Hwy 12	Lodi	95342
-250-01		E. Paul & P.M. Rosich	525 S Fairmont #14		
-02		Gov & Ingeburg Belanger	2372 Brittany Ln		
-03		Geoff & Janet Spinner	2368 "		
-04		Percy & Janet Dillon	PO Box 2180	Lodi	
-26		Wendy & Susan Hummel	2352 Brittany Ln		
-29		Richard H. & G. Entzi	2344 "		
-27		Bruce & Cindy Campora	2336 "		
-08		John & Jodie Snyder	2328 "		
-09		R. Bill & B. Rankin Trs.	2320 "		
-10		Roger & L. Vincent Trs.	2318 "		
-11		David R. & Donna Agrens	2327 "		
-12		Thomas E. Parker	2335 "		
-13		Joseph & Marie Barkett	87 W Harch Ln Ste 2	Stockton	95202
-14		George J. & P. Kishida	2351 Brittany Ln		95342
-15		R. M. Blincoe & M.G. Cottr.	2359 "		
-16		Ray & Pauline Deber	2367 "		
-30		A. Fred & Garry Baker	317 W Lodi Ave		95340
-330-01		Jimmy & Kishida Tr.	2410 Brittany Ct		95342
-02		Douglas J. & J.M. Trautinger	2418 "		"
-03		Chris & Loretta Keszler	317 W Lodi Ave		95340
-04		"	"		
-05		Theodore & K. Pantalis	2438 Brittany Ct		
-06		Chris R. Keszler et al	317 W Lodi		
-07		Ralph H. & Linda Vasen	PO Box 2262		95341
-08		Alex & Kalliope Nicolaou	2437 Bu. Hwy Ct		
-09		Angele Anagnostis	1219 Interlaken		
-10		E.A. & Connie Croden	1833 Robin Lane		95340

PUBLIC HEARING LIST

MAILING LIST FOR:		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-026-34	Donald S & K B Jones	1110 Chateau Ct	Lodi	95342
-35	Stephen P & JG Richards	1118 "		
-36	Vicki L Parker	908 Brandywine Dr.		95340
-37	Steven & Carmen Ramirez	1134 Chateau Ct		
-38	John & Deborah Demshur	1142 "		
-39	Richard & S J Vanaria	1133 "		
-40	R Bill Rankin & B Tirs	2320 Brittany Ln		
-41	John & Marcia A Fitzgerald	1117 Chateau Ct		
-42	Gordon & Kathy MacBeth	1109 "		
-0350-01	Steve S & Kathy Cho	1115 Heidelberg Way		
-02	Chris & Lavea Keszler	317 W Lodi Ave		
-03	James & Deborah Baumbach	915 Brandywine Dr.		
-04	Chris & Lavea Keszler			
-05	"			
-06	"			
-07	Vicki Fitzhugh	1901 Century Place		95340
-08	Chris & Lavea Keszler	317 W Lodi Ave		
-10	Robert & D Dais et al	2413 Corbin Lane		95344
-11	Chris & Lavea Keszler			
-12	"			
-13	"			
-14	Larry & Lanell Escalante	2034 Petersburg Way		
-15	Chris & Lavea Keszler			
-16	"			
-17	"			
-18	"			
-19	Kirk N Robinson	249 Royal Oaks Ct		95340-0751
-36	Chris & Lavea Keszler			
-37	"			
040-24	Woodbridge Irrigation District	18777 N LWR Sacramento Rd	Woodbridge	95356
-050-08				
060-27	Wm J & M TARCIC	621 E Taylor		95342
-28	Arthur Katrakian Jr et al	10341 Sheldon Rd	Elk Grove	95631
-29	Randy & BA Zapata	695 E Taylor Rd	Lodi	95342
-34	Ray F & Tommy S Roberts	15431 NW Sacramento	Lodi	"
-35	Arthur Katrakian Jr	10341 Sheldon Rd	Elk Grove CA	95624

MAKING LIST FOR: HELMLE ADDITION

FILE #	CITY, STATE	MAILING ADDRESS	OWNER'S NAME	MAILING LIST FOR: HELMLE ADDITION
95342	Land	1440 S. Main Ave. 1800 W. Kellie Ln.	03/-04-07	03/-04-07
95343	Land	1849 E Hwy 12	08	08
95344	Land	1849 E Hwy 12	09	09
95345	Land	1849 E Hwy 12	10	10
95346	Land	1849 E Hwy 12	11	11
95347	Land	1849 E Hwy 12	12	12
95348	Land	1849 E Hwy 12	13	13
95349	Land	1849 E Hwy 12	14	14
95350	Land	1849 E Hwy 12	15	15
95351	Land	1849 E Hwy 12	16	16
95352	Land	1849 E Hwy 12	17	17
95353	Land	1849 E Hwy 12	18	18
95354	Land	1849 E Hwy 12	19	19
95355	Land	1849 E Hwy 12	20	20
95356	Land	1849 E Hwy 12	21	21
95357	Land	1849 E Hwy 12	22	22
95358	Land	1849 E Hwy 12	23	23
95359	Land	1849 E Hwy 12	24	24
95360	Land	1849 E Hwy 12	25	25
95361	Land	1849 E Hwy 12	26	26
95362	Land	1849 E Hwy 12	27	27
95363	Land	1849 E Hwy 12	28	28
95364	Land	1849 E Hwy 12	29	29
95365	Land	1849 E Hwy 12	30	30
95366	Land	1849 E Hwy 12	31	31
95367	Land	1849 E Hwy 12	32	32
95368	Land	1849 E Hwy 12	33	33
95369	Land	1849 E Hwy 12	34	34
95370	Land	1849 E Hwy 12	35	35
95371	Land	1849 E Hwy 12	36	36
95372	Land	1849 E Hwy 12	37	37
95373	Land	1849 E Hwy 12	38	38
95374	Land	1849 E Hwy 12	39	39
95375	Land	1849 E Hwy 12	40	40
95376	Land	1849 E Hwy 12	41	41
95377	Land	1849 E Hwy 12	42	42
95378	Land	1849 E Hwy 12	43	43
95379	Land	1849 E Hwy 12	44	44
95380	Land	1849 E Hwy 12	45	45
95381	Land	1849 E Hwy 12	46	46
95382	Land	1849 E Hwy 12	47	47
95383	Land	1849 E Hwy 12	48	48
95384	Land	1849 E Hwy 12	49	49
95385	Land	1849 E Hwy 12	50	50
95386	Land	1849 E Hwy 12	51	51
95387	Land	1849 E Hwy 12	52	52
95388	Land	1849 E Hwy 12	53	53
95389	Land	1849 E Hwy 12	54	54
95390	Land	1849 E Hwy 12	55	55
95391	Land	1849 E Hwy 12	56	56
95392	Land	1849 E Hwy 12	57	57
95393	Land	1849 E Hwy 12	58	58
95394	Land	1849 E Hwy 12	59	59
95395	Land	1849 E Hwy 12	60	60
95396	Land	1849 E Hwy 12	61	61
95397	Land	1849 E Hwy 12	62	62
95398	Land	1849 E Hwy 12	63	63
95399	Land	1849 E Hwy 12	64	64
95400	Land	1849 E Hwy 12	65	65
95401	Land	1849 E Hwy 12	66	66
95402	Land	1849 E Hwy 12	67	67
95403	Land	1849 E Hwy 12	68	68
95404	Land	1849 E Hwy 12	69	69
95405	Land	1849 E Hwy 12	70	70
95406	Land	1849 E Hwy 12	71	71
95407	Land	1849 E Hwy 12	72	72
95408	Land	1849 E Hwy 12	73	73
95409	Land	1849 E Hwy 12	74	74
95410	Land	1849 E Hwy 12	75	75
95411	Land	1849 E Hwy 12	76	76
95412	Land	1849 E Hwy 12	77	77
95413	Land	1849 E Hwy 12	78	78
95414	Land	1849 E Hwy 12	79	79
95415	Land	1849 E Hwy 12	80	80
95416	Land	1849 E Hwy 12	81	81
95417	Land	1849 E Hwy 12	82	82
95418	Land	1849 E Hwy 12	83	83
95419	Land	1849 E Hwy 12	84	84
95420	Land	1849 E Hwy 12	85	85
95421	Land	1849 E Hwy 12	86	86
95422	Land	1849 E Hwy 12	87	87
95423	Land	1849 E Hwy 12	88	88
95424	Land	1849 E Hwy 12	89	89
95425	Land	1849 E Hwy 12	90	90
95426	Land	1849 E Hwy 12	91	91
95427	Land	1849 E Hwy 12	92	92
95428	Land	1849 E Hwy 12	93	93
95429	Land	1849 E Hwy 12	94	94
95430	Land	1849 E Hwy 12	95	95
95431	Land	1849 E Hwy 12	96	96
95432	Land	1849 E Hwy 12	97	97
95433	Land	1849 E Hwy 12	98	98
95434	Land	1849 E Hwy 12	99	99
95435	Land	1849 E Hwy 12	100	100

MAILING LIST FOR:		1401111742411111	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE
081-355-11	Nicholas & Carol Bishop	1626 Royal Crest Dr.	Lehi
-18	Robert L & H.H. Shepard	26695 N.Rt. Rd.	Aspen
-19	Mark & J. Ferguson	1702 W. Royal Crest Dr.	Lehi
-14	Martin G. & R. Quessada	1712	Lehi
-15	Chapman & J. Engenhaus	1718	
-16	Gary W. & S.A. Ricci	1800	
-17	Mark A. Cedarstaff	1806	
-18	James E. & B.T. Fick	1812	
-831-07	Monroe & H.W. Nicholas	1802	
-17	Erin & Rudella Henrich	2030 Mt. View Ct	Lehi
-08	Dolores E. Swearingen	1707 Royal Crest Dr.	Lehi
735-09	Wenzel & B.A. Stigler	1615 Royal Crest Dr.	Lehi
-10	Charles A. & Alfred Ludwig	2644 W. Lehigh Ave	Aspen
050-18	Ellen & D. Ross	112 Lehigh Ct	Aspen
-15	Michael & Lisa DeGeneres	1513 Cordillera	Lehi
-25	Denise & Bonnie Curtis	1501	
-22	Glenn & Valerie Olson	1451	
-23	Gary & Tammy Blair	1445	
-24	Mark Douglas Rowland	1439	
-25	David C. Hittle	1438	
-26	David A. Kuest	1444	
-27	Edith M. Torrelli	1450	
-28	Betty A. & Lori Schipke	1500 Cordillera	Lehi
-29	Glenn & L.C. Fiermanek	1506	
-30	Glenn E. & Joyce Cox	1514	
-31	Max & L. Notzger-Tis	210 W. Vine St	
-32	James E. & Diane Bailey	1526 Cordillera	
-33	Terene E. Alway	1532	
-34	"	"	
-35	Emma G. Helm	1125 S. Ash Dr.	
060-020-01	Gregory & S. Tcherkoyan	83 Haring Dr.	
058-260-35	State Farm Auto Ins Co	01 State Farm Plaza	
-160-86	Marlene Gutierrez et al	541 S. Hain Ln	
-29	Thomas Luckey (Trust) Inc	P.O. Box 7428	
-32	Lakeshore Ltd.	5081 E. Camino Ave	
-82	Centene Mutual Kansas City	P.O. Box 32610	Kansas City
081-355-11	Nicholas & Carol Bishop	1626 Royal Crest Dr.	Lehi
-18	Robert L & H.H. Shepard	26695 N.Rt. Rd.	Aspen
-19	Mark & J. Ferguson	1702 W. Royal Crest Dr.	Lehi
-14	Martin G. & R. Quessada	1712	Lehi
-15	Chapman & J. Engenhaus	1718	
-16	Gary W. & S.A. Ricci	1800	
-17	Mark A. Cedarstaff	1806	
-18	James E. & B.T. Fick	1812	
-831-07	Monroe & H.W. Nicholas	1802	
-17	Erin & Rudella Henrich	2030 Mt. View Ct	Lehi
-08	Dolores E. Swearingen	1707 Royal Crest Dr.	Lehi
735-09	Wenzel & B.A. Stigler	1615 Royal Crest Dr.	Lehi
-10	Charles A. & Alfred Ludwig	2644 W. Lehigh Ave	Aspen
050-18	Ellen & D. Ross	112 Lehigh Ct	Aspen
-15	Michael & Lisa DeGeneres	1513 Cordillera	Lehi
-25	Denise & Bonnie Curtis	1501	
-22	Glenn & Valerie Olson	1451	
-23	Gary & Tammy Blair	1445	
-24	Mark Douglas Rowland	1439	
-25	David C. Hittle	1438	
-26	David A. Kuest	1444	
-27	Edith M. Torrelli	1450	
-28	Betty A. & Lori Schipke	1500 Cordillera	Lehi
-29	Glenn & L.C. Fiermanek	1506	
-30	Glenn E. & Joyce Cox	1514	
-31	Max & L. Notzger-Tis	210 W. Vine St	
-32	James E. & Diane Bailey	1526 Cordillera	
-33	Terene E. Alway	1532	
-34	"	"	
-35	Emma G. Helm	1125 S. Ash Dr.	
060-020-01	Gregory & S. Tcherkoyan	83 Haring Dr.	
058-260-35	State Farm Auto Ins Co	01 State Farm Plaza	
-160-86	Marlene Gutierrez et al	541 S. Hain Ln	
-29	Thomas Luckey (Trust) Inc	P.O. Box 7428	
-32	Lakeshore Ltd.	5081 E. Camino Ave	
-82	Centene Mutual Kansas City	P.O. Box 32610	Kansas City

PUBLIC HEARING LIST

Page 5

MAIN LIST FOR: A/E/LK Addition				FILE #	
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP	
058-160-25	Taj & Shakila Khan	112 Rivergate Dr.	Lot 1 CA	95840	
-85	"		"		
-84	Guanabani Bldg Inc. et al	1430 S. Alam Lane	"	95842	
-78	Joseph D. Michael	P.O. Box 1570	"	95841	
-83	Garland Wright et al	P.O. Box 46	"	"	
-50	Kettlemann II LP	3613 Ham Lane Ste A	"	95842	
-51	"		"		
-52	"		"		
-46	"		"		
-45	"		"		
-39	Angelo Higgins	2437 Balthany Ct	"	"	
-53	City of Lodi		"		
-380-14	Kathy & G. Anderson et al	420 Alpine St		95340	
-380-01	Feather March Investments	4568 Feather River	Stockton	95307	
-02	Chou A. Ebert et al	9430 E. Feather Rd	Acampo	95330	
-13	Shiu-Kow & Wai Ming	1820 W. Kettlemann Lane	Lot 1	95342	
-08	Feather March Investments	4568 Feather River	Stockton	95307	
-07	MCFH Corporation	1820 W. Kettlemann Ln	Lot 1	95342	
-08	TR Properties Inc	4568 Feather River	Stockton	95345	
-02	"		"		
-03	"		"		
-04	Feather March Investments	"	"		
-05	Cecil & J. Dillon et al	1830 W. Kettlemann Lane	Lot 1	95342	
-06	"		"		
-07	"		"		
-390-01	Sheldon & Rieger et al	1816 W. Kettlemann Ln #A	"	"	
-02	The Wei & Jui Tan	1816	"	"	
-03	Phillips Linda Arnold	1816	"	"	
-04	Glendon & Rieger	1816	"	"	
-65	Kaymanid & Gay Cuernca	535 E. Riverside Dr.	#A	"	
-06	"		"		
-07	"		"		
-400-01	Duffin Leasing Co.	P.O. Box 338	P.O. Box 338	95371	
-02	Lakeside Rte. Center Ltd	1806 W. Kettlemann Ln #5	Lot 1 CA	95342	
-03	Kirk & Shaleen Stangaluid	1806 W. Kettlemann Ln #5	"	"	
-04	David & Margaret Nickle	1806 W. Kettlemann Ln #5	"	"	

PUBLIC HEARING LIST

Page 6

MARING LIST FOR: Mile/acre Addition		FILE #	
AP#	OWNER'S NAME	MARING AIRWAYS	CITY, STATE
158-400-05	Mahtene Gutierrez	541 S. HARBOR	Los Angeles
-06	Dennis B. & Linda Bruns	2822 CHANCEY DR.	Stockton
-07	Delta Leasing Co. et al	P.O. Box 358	Stockton, CA
-08	CSB Development Inc.	1806 W. Kellerman Ln	Stockton
-09	Dr B. Siasaki Investments	1806 W. Kellerman Ln	Stockton
-10	"	"	"
-11	Kaymond H. & J.T. Colburn	5219 HORN LN	"
-12	Weldon & Marcia Land	1806 W. Kellerman Ln	"
-13	Hirley & C. Hughes	1519 ILLINOIS	"
-14	Willard Land Co. P/P	2754 Country Club Ct	Stockton
-15	"	"	"
-16	Land Plaza Ltd P/P	1140 San Vicente St. 202	Los Angeles
-17	Daniel H. & Judy Lewis	354 S. AIR Sacramento	Los Angeles
-18	Land Plaza Ltd P/P	1140 San Vicente	Los Angeles
-19	Wal Mart Stores Inc.	7015 Waller Blvd	Beverly Hills
-20	Wal Mart Stores Inc.	3315 W. Kellerman Lane	Los Angeles
-21	Target Stores	P.O. Box 1392	Los Angeles
-22	Ar & D. Hughes	3447 W. Kellerman Lane	Los Angeles
-23	TARGET STORES	P.O. Box 1359	Woodbridge
-24	"	"	"
-25	"	"	"
-26	"	"	"
-27	"	"	"
-28	"	"	"
-29	"	"	"
-30	"	"	"
-31	"	"	"
-32	"	"	"
-33	"	"	"
-34	"	"	"
-35	"	"	"
-36	"	"	"
-37	"	"	"
-38	"	"	"
-39	"	"	"
-40	"	"	"
-41	"	"	"
-42	"	"	"
-43	"	"	"
-44	"	"	"
-45	"	"	"
-46	"	"	"
-47	"	"	"
-48	"	"	"
-49	"	"	"
-50	"	"	"
-51	"	"	"
-52	"	"	"
-53	"	"	"
-54	"	"	"
-55	"	"	"
-56	"	"	"
-57	"	"	"
-58	"	"	"
-59	"	"	"
-60	"	"	"
-61	"	"	"
-62	"	"	"
-63	"	"	"
-64	"	"	"
-65	"	"	"
-66	"	"	"
-67	"	"	"
-68	"	"	"
-69	"	"	"
-70	"	"	"
-71	"	"	"
-72	"	"	"
-73	"	"	"
-74	"	"	"
-75	"	"	"
-76	"	"	"
-77	"	"	"
-78	"	"	"
-79	"	"	"
-80	"	"	"
-81	"	"	"
-82	"	"	"
-83	"	"	"
-84	"	"	"
-85	"	"	"
-86	"	"	"
-87	"	"	"
-88	"	"	"
-89	"	"	"
-90	"	"	"
-91	"	"	"
-92	"	"	"
-93	"	"	"
-94	"	"	"
-95	"	"	"
-96	"	"	"
-97	"	"	"
-98	"	"	"
-99	"	"	"
-100	"	"	"

CITY COUNCIL

PHILLIP A. PENNING, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
JAY G. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 331-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 14, 1993

Mr. Ronald B. Thomas
c/o Richards Ranch Partnership
P.O. Box 1598
Lodi, CA 95241-1598

Dear Ron:

RE: Richards Ranch
General Plan Amendment
Prezoning
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of Ronald B. Thomas, et al:

1. for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the Council's public hearing on these requests.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk
Laura E. Bainbridge, Attorney at Law

CITY OF LODI
221 WEST PINE STREET
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: Notice of Public Hearing regarding requests of J. Jeffrey Kirt

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED: THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: APRIL 21, 1993

ORDERED BY: *Peggy Nicolini*
PEGGY NICOLINI
DEPUTY CITY CLERK

ADVINS/TXTA.02J

CITY OF LODI
221 WEST PINE STREET
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: Notice of Public Hearing regarding requests of Ronald B.
Thomas, et al

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED: THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: APRIL 21, 1993

ORDERED BY: *Peggy Nicolini*
PEGGY NICOLINI
DEPUTY CITY CLERK

DECLARATION OF MAILING

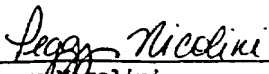
On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin
City Clerk



Peggy Nicolini
Deputy City Clerk

DEC#01/TXTA.FRM

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
 1. for a general plan amendment to redesignate the parcels 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
 2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council


Jennifer M. Perrin
City Clerk

Approved as to form:


Bobby W. McNatt
City Attorney

NOTICE05/TXTA.02J

Kenzie Nichols

PUBLIC HEARING LIST

ERICHARD

MARKING LIST FOLIO		RICHARDS RANCH ADDITION		FILE #	
AP#	OWNER'S NAME	MARKING ADDRESS	CITY, STATE	ZIP	
06A-290-01	Georgia Peoples et al	13445 N Hwy 99	Lead CA	95344	
-08	WIT DE ESKRAN et al	1071 N Avenida Ave	"	"	
-18	Richards Ranch Ltd Pte	P O Box 1598	"	95241	
-04	John + K Venter et al	2107 E Elkwood #5	Stockton	95205	
-05	Reza + M Curtis Okubara	2112 E Woodbridge Rd	Acampo	95220	
-06	John + K Venter et al				
-09	Angela S Robises	9949 Eekwood	Stockton CA	95212	
-10	Leonard + D Gibson Trs	3921 E Horney Lane	Lead	95340	
-11	Walter + JH Thayer	3953 E Horney Lane	"	"	
-18	Donald + M Miller Trs	4071 E Horney Lane	"	"	
-13	"	"	"	"	
-14	AYL Reliance Life Estate	4219 E Horney Lane	"	"	
-17	Kotter Neuschaefer Tr et al	13669 N Cherokee Lane	Lead	"	
-80-02	City of Lead				
-410-01	P O Widlers Trs et al	P O Box 3060	Lead	95241	
-02	Gary + T Koepplin Trs	1919 S Stockton ST	"	95240	
-09	Tony D Simpson et al	2045 S Stockton ST	"	"	
-10	Manciano + B Del Castillo	P O Box 42	Woodbridge	95258	
-15	Lord Development Trs	P O Box 1237	Lead	95241	
-16	Michael R Hoos et al	116 Koni Ct	"	95340	
-17	Daniel G + Amy Fritz	177 River Meadows Dr	"	95342	
-18	MASTERS + C Roberts	5395 Eureka Clines	"	95342	
DL-040-01	Cherokee Heritage Trs	P O Box 1060	San Jose	95133	
-30-30	"	"	"	"	
-31	"	"	"	"	
-45	"	"	"	"	

EXHIBIT B

ORDINANCE NO. 1578

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE LAND USE ELEMENT OF THE LODI GENERAL PLAN BY
REDESIGNATING THE PARCELS LOCATED WITHIN THE AREA BOUNDED BY
THE WOODBRIDGE IRRIGATION CANAL ON THE NORTH AND EAST, WEST
KETTLEMAN LANE (HIGHWAY 12) ON THE SOUTH, AND LOWER SACRAMENTO ROAD
ON THE WEST (APN'S 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66
and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20)
FROM PR, PLANNED RESIDENTIAL, AND O, OFFICE TO LDR, LOW DENSITY
RESIDENTIAL AND O, OFFICE; AND REDESIGNATING THE PARCELS
LOCATED AT 13737 N. CHEROKEE LANE (APN 062-290-18), 2250 SOUTH STOCKTON
STREET (APN 062-290-08), AND 13845 NORTH CHEROKEE LANE (APN 062-290-07)
FROM PR, PLANNED RESIDENTIAL TO LDR, LOW DENSITY RESIDENTIAL

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Land Use Element of the Lodi General Plan is hereby
amended by redesignating the parcels located within the area bounded by
the Woodbridge Irrigation Canal on the north and east, West Kettleman
Lane (Highway 12) on the south, and Lower Sacramento Road on the west
(APN'S 027-040-10, 11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S
031-040-07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19 and 20) from PR,
Planned Residential, and O, Office to LDR, Low Density Residential and
O, Office, as shown on the Vicinity Map, on file in the office of the
Lodi City Clerk.

SECTION 2. The Land Use Element of the Lodi General Plan is hereby
amended by redesignating the parcels located at 13737 N. Cherokee Lane
(APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and
13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential
to LDR, Low Density Residential, as shown on the Vicinity Map, on file
in the office of the Lodi City Clerk.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 4. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this ____ day of _____, 1993

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1578 was introduced at a regular meeting of the City Council of the City of Lodi held June 2, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____ by the following vote:

Ayes:	Council Members -
Noes:	Council Members -
Absent:	Council Members -
Abstain:	Council Members -

I further certify that Ordinance No. 1578 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1578/TXTA.01V

CITY OF LODI
221 WEST PINE STREET
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: NOTICE OF CONTINUED PUBLIC HEARING REGARDING REQUESTS OF J.
JEFFREY KIRST

PUBLISH DATES: SATURDAY, JUNE 5, 1993

TEAR SHEETS WANTED: THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: JUNE 2, 1993

ORDERED BY:

Peggy Nicolini
PEGGY NICOLINI
DEPUTY CITY CLERK

DECLARATION OF MAILING


On June 3, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

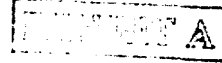
I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 3, 1993, at Lodi, California.

Jennifer M. Perrin
City Clerk



Peggy Nicolini
Deputy City Clerk



NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 16, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Continued Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of J. Jeffrey Kirst:
 1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
 2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

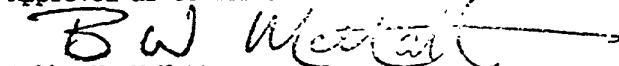
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: June 2, 1993

By Order of the Lodi City Council


Jennifer M. Perrin
City Clerk

Approved as to form:


Bobby W. McNatt
City Attorney

PUBLIC HEARING LIST

Page 1 of 4

EXHIBIT B

MAILING LIST FOR:	HELMLE ADDITION	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-040-10		Tom & Terry Klein	15312 N LWR Sacramento Rd	Lodi CA	95342
-11		Phyllis J. Viananes	15258 N LWR Sacramento Rd		
-12		Antonio & M. Valentine	22 Powers Ave	San Francisco CA	94110
-16		Gordon B. Koget Inc.	Box 286	Ashley ND	58413
-17		First Nazarene Church	1207 E Hwy 12	Lodi	95342
-32		Michael & E.A. Helmle	1313 E Hwy 12		
-63		Michael M. Crete et al	1826 W Kellerman Ln Suite D		
-64		F.C. Development Assoc Appeal	130 N Pleasant		95340
-65		Ronald D. Dunscombe et al	96 Hairy Hiller 412 Buena Vista	Holmes CA	95354
-66		Phyllis L.F. Dunscombe Est.	1105 E Hwy 12	Lodi	95342
-250-01		E. Paul & P.M. Roach	5325 S Edinmont #14		
-02		Boy & Engeborg Belanger-	2372 Brittany Ln		
-03		Geoff & Janet Swinner	2318 "		
-04		Cecil & Janet Dillon	P.O. Box 2180	Lodi	
-26		Clay & Susan Hummel	2352 Brittany Ln		
-29		Richard & G. Entzi	2344 "		
-27		Bruce & Cindi Campora	2336 "		
-08		John & Jodie Snyder	2328 "		
-09		R. Bill & B. Rankin Trs.	2320 "		
-10		Roger & L. Vincent Trs.	2319 "		
-11		David & Donna Arcens	2327 "		
-12		Thomas E. Parker	2335 "		
-13		Joseph & Marie Barkett	87 W March Ln Ste 2	Stockton	95207
-14		George Jr. & P. Kishida	2351 Brittany Ln		95342
-15		R. M. Blincoe & M.G. Gots.	2359 "		
-16		Ray & Pauline Bober	2367 "		
-30		H. Fred & Garry Baker	317 W Lodi Ave		95340
-330-01		James H. Kishida, Jr.	2410 Brittany Ct		95342
-02		Douglas J. & J.M. Truinger	2418 "		"
-03		Chris & Laketa Keszler	317 W Lodi Ave.		95340
-04		"	"		
-05		Therese & K. Z. Pantalis	2438 Brittany Ct		
-06		Chris R. Keszler et al	317 W Lodi		
-07		Ralph H. & Linda Vasini	P.O. Box 2362		95342
-08		Alex & Kallie Nicolas	2437 Brittany Ct		
-09		Ausie & Angie	1219 Loretta Ln		
-10		E. A. & Connie Groden	1233 Robin Lane		95340

PUBLIC HEARING LIST

MAILING LIST FOR:		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-026-24	Donald S. & K. B. Jones	1110 Chateau Ct	Lodi	95342
-35	Stephen F. & JG Richards	1118 "		
-36	Vicki L. Parker	908 Brandywine Dr.		95340
-37	Steven & Carmen Ramirez	1134 Chateau Ct		
-38	John & Deborah Demshur	1142 "		
-39	Richard & S. J. Vanaria	1133 "		
-40	R. Bill Rankin & B. Tis.	2320 Brittany Ln		
-41	John & Marcia A. Fitzgerald	1117 Chateau Ct		
-42	Gordon & Kathy MacBeth	1109 "		
-0350-01	Steve S. & Kathy Cho	1115 Heidelberg Way		
-02	Chris & Loretta Keszler	317 W Lodi Ave		
-03	James & Deborah Baumbach	915 Brandywine Dr.		
-04	Chris & Loretta Keszler			
-05	"			
-06	"			
-07	Vicki Fitzhugh	1901 Century Place		95300
-08	Chris & Loretta Keszler	317 W Lodi Ave		
-10	Robert & D. Dais et al	2413 Corbin Lane		95341
-11	Chris & Loretta Keszler			
-12	"			
-13	"			
-14	Larry & Lanell Escalante	2034 Petersburg Way		
-15	Chris & Loretta Keszler			
-16	"			
-17	"			
-18	"			
-19	Kirk N. Robinson	249 Royal Oaks Ct		95240-0551
-36	Chris & Loretta Keszler			
-37	"			
040-24	Woodbridge Irrigation District	18777 N LWR Sacramento Rd	Woodbridge	95356
-050-08				
060-27	Ken J. & K. TARCIC	681 E Taylor		95342
-28	Arthur Katrakian Jr. et al	10341 Sheldon Rd	Elk Grove	95631
-29	Karen & M. A. Zariga	695 E Taylor Rd	Lodi	95342
-34	Roy & Tammy S. Roberts	15431 W. Sacramento	Lodi	"
-35	Arthur Katrakian Jr	10341 Sheldon Rd	Elk Grove CA	95631

MAILING LIST FOR: HELMLE ADDITION

FILE #	MAILING ADDRESS	CITY, STATE	ZIP
03/-04-07	174 B Kellerman Brothers Ltd.		95342
-08	Shirley H. Bessy et al		
-10	Mazen H. H. H. H. H. H.		
-12	Edw. H. H. H. H. H.		
-14	H. H. H. H. H. H. H.		
-15	Joe R. H. H. H. H.		
-09	Edw. H. H. H. H. H.		
-11	Edw. H. H. H. H. H.		
-13	John H. H. H. H. H.		
-16	John H. H. H. H. H.		
-19	Shirley H. H. H. H.		
-20			
-03	City of Lodi		
-18	Windsbridge Irrigation District		
-13	Emil H. H. H. H. H.		
-14	Edw. H. H. H. H. H.		
-15	Norman H. H. H. H. H.		
-16	Red H. H. H. H. H.		
-29			
-30	Camdy C. H. H. H. H.		
-31	Mazen H. H. H. H. H.		
-32	Edw. H. H. H. H. H.		
-33	Edw. H. H. H. H. H.		
-34	Ray H. H. H. H. H.		
-35	Edw. H. H. H. H. H.		
-36	Edw. H. H. H. H. H.		
-37	Edw. H. H. H. H. H.		
-38	Edw. H. H. H. H. H.		
-39	Edw. H. H. H. H. H.		
-40	Edw. H. H. H. H. H.		
-41	Edw. H. H. H. H. H.		
-42	Edw. H. H. H. H. H.		
-43	Edw. H. H. H. H. H.		
-44	Edw. H. H. H. H. H.		
-45	Edw. H. H. H. H. H.		
-46	Edw. H. H. H. H. H.		
-47	Edw. H. H. H. H. H.		
-48	Edw. H. H. H. H. H.		
-49	Edw. H. H. H. H. H.		
-50	Edw. H. H. H. H. H.		
-51	Edw. H. H. H. H. H.		
-52	Edw. H. H. H. H. H.		
-53	Edw. H. H. H. H. H.		
-54	Edw. H. H. H. H. H.		
-55	Edw. H. H. H. H. H.		
-56	Edw. H. H. H. H. H.		
-57	Edw. H. H. H. H. H.		
-58	Edw. H. H. H. H. H.		
-59	Edw. H. H. H. H. H.		
-60	Edw. H. H. H. H. H.		
-61	Edw. H. H. H. H. H.		
-62	Edw. H. H. H. H. H.		
-63	Edw. H. H. H. H. H.		
-64	Edw. H. H. H. H. H.		
-65	Edw. H. H. H. H. H.		
-66	Edw. H. H. H. H. H.		
-67	Edw. H. H. H. H. H.		
-68	Edw. H. H. H. H. H.		
-69	Edw. H. H. H. H. H.		
-70	Edw. H. H. H. H. H.		
-71	Edw. H. H. H. H. H.		
-72	Edw. H. H. H. H. H.		
-73	Edw. H. H. H. H. H.		
-74	Edw. H. H. H. H. H.		
-75	Edw. H. H. H. H. H.		
-76	Edw. H. H. H. H. H.		
-77	Edw. H. H. H. H. H.		
-78	Edw. H. H. H. H. H.		
-79	Edw. H. H. H. H. H.		
-80	Edw. H. H. H. H. H.		
-81	Edw. H. H. H. H. H.		
-82	Edw. H. H. H. H. H.		
-83	Edw. H. H. H. H. H.		
-84	Edw. H. H. H. H. H.		
-85	Edw. H. H. H. H. H.		
-86	Edw. H. H. H. H. H.		
-87	Edw. H. H. H. H. H.		
-88	Edw. H. H. H. H. H.		
-89	Edw. H. H. H. H. H.		
-90	Edw. H. H. H. H. H.		
-91	Edw. H. H. H. H. H.		
-92	Edw. H. H. H. H. H.		
-93	Edw. H. H. H. H. H.		
-94	Edw. H. H. H. H. H.		
-95	Edw. H. H. H. H. H.		
-96	Edw. H. H. H. H. H.		
-97	Edw. H. H. H. H. H.		
-98	Edw. H. H. H. H. H.		
-99	Edw. H. H. H. H. H.		
-100	Edw. H. H. H. H. H.		

PUBLIC HEARING LIST

MAILING LIST FOR: Helms Addition		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
031-235-11	Michael & Carol Blehm	1626 Royal Crest Dr.	Lodi	95242
-12	Robert L & HH Shepard	26695 N Ritz Rd	Asampo	95220
-13	Rick & J Foreman	1706 W Royal Crest Dr.	Lodi	95242
-14	Martin G & TR Quesada	1712 "		
-15	Clarence St & T Eigenhuls	1718 "		
-16	Gary W & SA Ricci	1800 "		
-17	Mark A Cedarloff	1806 "		
-18	James A & B T Beck	1812 "		
-231-07	Warren J & H W Nicholas	1803 "		
232-17	Emily Rutella Heinrich	2020 Mt View Ct	Lodi	95237
-08	Dolores E Swearingen	1707 Royal Crest Dr.	Lodi	95242
233-09	Vicenzo & DA Sigaia	1615 Royal Crest Dr.	Lodi CA	95242
-10	Charles A & Winifred Ludwig	26441 Palomares Rd	Castro Valley	94552
050-18	Ellward & D Ross	112 Nelson Ct	Angwin CA	94508
-19	Ernest L Stumpfenderfer	1513 Cardinal	Lodi	95242
-20	Michael & Lisa Deherrera	1507 "		
-21	Dennis & Bonnie Curtis	1501 "		
-22	Alan & Joleen Olson	1451 "		
-23	Gary & Tammy Blair	1445 "		
-24	Mark Douglas Rowland	1439 "		
-25	Randal D Hittle	1438 "		
-26	David A Kuest	1444 "		
-27	Edith M Torelli	1450 "		
-28	Betty A & Lori Schmitz	1500 Cardinal	Lodi	
-29	Vernon & L C Freimarck	1506 "		
-30	Clark E & Joyce Cox	1514 "		
-31	Max & L Moltzger Trs.	210 W Vine St		
-32	James E & Diane Bailey	1526 Cardinal		95242
-33	Irene E Alway	1532 "		
-34	" "	"		
-35	Emma G Horn	1125 S Ash Dr.		95240
060-020-01	Gregory & S Tchekoyan	83 Hardie Dr.	Morgan CA	94550
056-260-35	State Farm Auto Ins Co of IL	201 State Farm Plaza	Bloomington IL	61710-0101
-110-86	Marlene Gutierrez et al	541 S Ham Ln	Lodi	95242
-29	Thomas Luckey Constr Inc	PO Box 7428	Stockton CA	95207
-32	Lakeshore Ltd.	5031 El Camino Ave	Cambridge CA	95608
-82	Centene Bank Kansas City	PO Box 36610	Kansas City MO	64116

PUBLIC HEARING LIST

Page 5

MAILING LIST FOR: A/E/L/W Addition		FILE #	
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE ZIP
058-160-25	Taj & Shaktika Khan	1112 Rivergate Dr.	Lot 1 CA 95840
-85	"	"	"
-84	Granmont Corp. Inc. et al	1430 S. Main Lane	" 95842
-78	Joseph D. Michaels	P.O. Box 1570	" 95841
-83	Garland Wright et al	P.O. Box 44	" 95840
-50	Kettlemans II, Inc.	3619 Haglan Lane Ste A	" 95842
-51	"	"	"
-52	"	"	"
-46	"	"	"
-45	"	"	"
-39	Angelo Higgins	2437 Bathway Ct	" " "
-53	Gilbert, Ltd.	"	"
-380-14	Lafay & Co. Jackson et al	4420 Wilshire St	95740
-330-01	Feather Finch Investments	4568 Feather River	95707
-01	Offor & Ebert et al	9430 E Feather Rd	95720
-13	Silva-Kelly & Wm Hing	1836 W Kettlemans Lane	95842
-02	Feather Finch Investments	4568 Feather River	95707
-07	MCFH Corporation	1820 W Kettlemans Ln	95742
-08	"	"	"
-350-01	JR Properties Inc	4568 Feather River	95745
-02	"	"	"
-03	"	"	"
-04	Feather Finch Investments	"	"
-05	Geoffrey J. Dillen et al	1820 W Kettlemans Lane	95742
-06	"	"	"
-07	"	"	"
-390-01	Stinson & Heger et al	1816 W Kettlemans Ln #A	" " "
-02	Joe Wei & Jung Tan	1816 " "	" " "
-03	Phillip & Linda Ahnold	1816 " "	" " "
-04	Glendon & Rieger	1816 " "	" " "
-65	Kaymurd & Gray Cuenca	535 E Riverside Dr.	95738
-06	"	"	"
-07	"	"	"
-408-01	Datta Leasure Co.	P.O. Box 333	95721
-02	Lakeside Real Estate Ltd	1806 W Kettlemans Ln #15	95742
-03	Kirk & Shalin-Stonogrand	1806 W Kettlemans Ln #15	95742
-04	David & Margie Nicklick	1806 W Kettlemans Ln #15	95742

MAILING LIST FOR		Xeliville Addition	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE
158-400-05	Nichlene Gutierrez	541 S. Hamilton	Local
-06	James B. & Linda B. Bins	2822 Conway Dr.	Stockton
-07	CSB Development Inc.	P.O. Box 338	Stockton, CA
-08	CSB Development Inc.	1806 W. Kellenburg Ln	Local
-09	D. B. Gosak, Trusts	1806 W. Kellenburg Ln	Local
-10	"	"	"
-11	Royce H. & J. T. (B. B. B. B.)	521 S. Hamilton	"
-12	Widow & Harold Land	1806 W. Kellenburg Ln	"
-13	Harold & J. B. B. B.	1019 Kellenburg	"
1370-02	William Land Co. P.P.	2754 Country Club Ct	Stockton
-03	"	"	"
-140-02	Land Plant Ltd. P.P.	1140 San Vicente Site 202	Los Angeles
-33	Daniel H. & Judy Lewis	354 S. W. Sacramento	"
-34	Land Plant Ltd. P.P.	1140 San Vicente	"
-35	W. H. Hart & Sons Inc.	7015 Walnut Blvd	Beaumont, CA
037040-14	Marshall & J. Hughes	3315 W. Kellenburg Lane	Local, CA
-39	Target Stores	P.O. Box 1392	Minneapolis, MN
-50	A. D. Anderson	2447 W. Kellenburg Lane	Local, CA
	J. Jeffrey Kinst	P.O. Box 1259	Alondabridge

CITY OF LODI
221 WEST PINE STREET
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: NOTICE OF CONTINUED PUBLIC HEARING REGARDING REQUESTS OF RONALD
B. THOMAS, et al

PUBLISH DATES: SATURDAY, JUNE 5, 1993

TEAR SHEETS WANTED: THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: JUNE 2, 1993

ORDERED BY:

Peggy Nicolini
PEGGY NICOLINI

DEPUTY CITY CLERK

DECLARATION OF MAILING

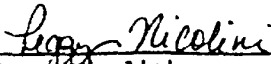
On June 3, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

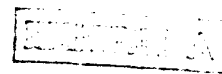
I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 3, 1993, at Lodi, California.

Jennifer M. Perrin
City Clerk



Peggy Nicolini
Deputy City Clerk



NOTICE OF CONTINUED PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 16, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Continued Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
 1. for a general plan amendment to redesignate the parcels 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
 2. to rezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: June 2, 1993

By Order of the Lodi City Council


Jennifer M. Perrin
City Clerk

Approved as to form:


Bobby W. McNatt
City Attorney

NOTICE05/TXTA.02J

ERICHARD

FILE /

EXHIBIT IS

Figure 1



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider the Planning Commission's Recommendation to Approve the Request of J. Jeffrey Kirst to Prezone the Parcels Within the Area Bounded by the Woodbridge Irrigation District Canal on the North and East; Kettleman Lane (State Route 12) on the South and Lower Sacramento Road on the West to R-1, Single-Family Residential, R-2, Single-Family Residential and R-C-P, Residential-Commercial-Professional

MEETING DATE: June 2, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to approve the request of J. Jeffrey Kirst to prezone the parcels within the area bounded by the Woodbridge Irrigation District Canal on the north and east; Kettleman Lane (State Route 12) on the south and Lower Sacramento Road on the west to R-1, Single-Family Residential, R-2, Single-Family Residential and R-C-P, Residential-Commercial-Professional. (See attached map)

The pre zoning serves two purposes. First, it is required by the Local Agency Formation Commission (LAFCO) before reorganization (i.e. annexation) proceedings begin. Secondly, it makes the zoning map consistent with the General Plan.

The R-C-P zoning matches the south side of Kettleman Lane. The R-1 zoning provides the necessary buffer for the Sunwest subdivision.

FUNDING: None required.

James B. Schroeder
Community Development Director

JBS/cg

Attachments

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

CC-1

CCCD93.24/TXTD.01C

[illegible]

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 13, 1993

Mr. J. Jeffrey Kirst
c/o FCF Development Associates
P.O. Box 1259
Woodbridge, CA 95258

Dear Jeff:

RE: Helmle Addition
General Plan Amendment
Rezoning
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of J. Jeffrey Kirst:

1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing on these requests.

Sincerely,



JAMES B. SCHROEDER
Community Development Director

cc: City Clerk

DECLARATION OF MAILING

On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin
City Clerk

Peggy Nicolini

Peggy Nicolini
Deputy City Clerk

DEC#01/TXTA.FRM

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of J. Jeffrey Kirst:
 1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
 2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council

Jennifer M. Perrin
Jennifer M. Perrin
City Clerk

Approved as to form:

B W McNatt
Bobby W. McNatt
City Attorney

Page 1 of 4

PUBLIC HEARING LIST

ET. NILE

MAILING LIST FOR: HELMLE ADDITION		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-040-10	Tom & Terry Kiriu	15312 N LWR Sacramento Rd	Lodi CA	95342
-11	Phyllis J. Vlavianes	15288 N LWR Sacramento Rd		
-12	Antonio & M. Valentine	22 Powers Ave	San Francisco CA	94110
-16	Gordon B. Koget Trs.	Box 286	Ashley ND	58413
-17	First Nazarene Church	1207 E Hwy 12	Lodi	95342
-32	Melvin D. & E.A. Helmle	1313 E Hwy 12		
-63	Michael M. Crete et al	1826 W Kellerman Ln Suite D		
-64	E.C.F. Development Assoc. Ppical	120 N Pleasant		95340
-65	Ronald D. Dunscombe et al	96 Marjory Hillier, 412 Buena Vista	Modesto CA	95354
-66	Phyllis L.F. Dunscombe Est.	1105 E Hwy 12	Lodi	95342
-250-01	E. Carl & P.M. Rozich	635 S Fairmont #14		
-02	Ray & Ingeburg Belanger	2372 Brittany Ln		
-03	Geoff & Tang Spinner	2368 "		
-04	Pecily & Janet Dillon	P.O. Box 2180	Lodi	
-38	Maile & Susan Hummel	2352 Brittany Ln		
-29	Richard A. & G. Entzi	2344 "		
-27	Bruce & Cindi Campora	2336 "		
-08	John & Jodie Snyder	2328 "		
-09	R. Bill & B. Rankin Trs.	2320 "		
-10	Roger & L. Vincent Trs.	2319 "		
-11	David R. & Donna Agrens	2327 "		
-12	Thomas E. Parker	2335 "		
-13	Joseph & Marie Barkett	87 W March Ln Ste 2	Stockton	95207
-14	George Jr. & P. Kishida	2351 Brittany Ln		95342
-15	R.M. Blincoe & M.G. Cotrs.	2359 "		
-16	Ray & Pauline Bober	2367 "		
-30	A. Fred & Camy Baker	317 W Lodi Ave		95240
-330-01	Jimmie M. Kishuain, Tr.	2410 Brittany Ct		95342
-02	Douglas J. & J.M. Travinger	2418 "		"
-03	Chris & Lalleta Keszler	317 W Lodi Ave.		95340
-04	"	"		
-05	Theodore & K.Z. Pantalis	2438 Brittany Ct		
-06	Chris R. Keszler et al	317 W Lodi		
-07	Ralph H. & Linda Yasin	P.O. Box 2262		95341
-08	Alex & Kalliope Nicolaou	2432 Brittany Ct		
-09	Angelo Anagnostis	1219 Enterprise		
-10	E.A. & Connie Groden	1833 Robin Lane		95340

RECEIVED
JUL 1 1994

PUBLIC HEARING LIST

MAILING LIST FOR:		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-028-34	Donald S & K B Jones	1110 Chateau Ct	Lodi	95242
-35	Stephen & JG Richards	1118 "		
-36	Vicki L Parker	908 Brandywine Dr.		95240
-37	Steven & Carmen Ramirez	1134 Chateau Ct		
-38	John & Deborah Demshur	1142 "		
-39	Richard & S J Vanaria	1133 "		
-40	R Bill Rankin & B Tirs	2320 Brittany Ln		
-41	John & Marcia A Fitzgerald	1117 Chateau Ct		
-42	Gordon & Kathy MacBeth	1109 "		
-0350-01	Steve S & Kathy Cho	1115 Heidelberg Way		
-02	Chris & Laveta Keszler	317 W Lodi Ave		
-03	James & Deborah Bombach	915 Brandywine Dr.		
-04	Chris & Laveta Keszler			
-05	"			
-06	"			
-07	Vicki Fitzhugh	1901 Century Place		95240
-08	Chris & Laveta Keszler	317 W Lodi Ave		
-10	Robert & D Pais et al	2413 Corbin Lane		95241
-11	Chris & Laveta Keszler			
-12	"			
-13	"			
-14	Larry & Lanell Escalante	2034 Petersburg Way		
-15	Chris & Laveta Keszler			
-16	"			
-17	"			
-18	"			
-19	Kirk N Robinson	249 Royal Oaks Ct		95240-0151
-36	Chris & Laveta Keszler			
-37	"			
040-24	Woodbridge Irrigation District	18777 N LWR Sacramento Rd	Woodbridge	95356
-050-08				
060-27	Wm J & M Tancik	621 E Taylor		95242
-28	Arthur Katrakian Jr et al	10241 Sheldon Rd	Elk Grove	95631
-29	Kandy & MA Zapata	695 E Taylor Rd	Lodi	95242
-34	Roy T & Thomas S Roberts	15231 N Lodi Sacramento	Lodi	
-35	Arthur Katrakian Jr	10241 Sheldon Rd	Elk Grove CA	95624

PUBLIC HEARING LIST

Pages 5

MAILING LIST FOR: FEMALE ADDITION		FILE #	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE
03/-040-07	D.B. Kellerman Partners Ltd.	1480 S. Main Ave. 1801 W. Kellerman	Los Angeles, Calif.
-08	Gloria H. Berty et al	1849 E. Hwy 12	Los Angeles, Calif.
-10	Mazen H. H. Alkandari	2415 W. Vine St.	Los Angeles, Calif.
-12	Earl M. Glosso	1534 E. Hwy 12	Los Angeles, Calif.
-14	Hemingway A. E. Rafael	25 Ross Dr.	Los Angeles, Calif.
-15	Joe R. B. Battaglia	2030 S. 47	Los Angeles, Calif.
-09	Geo. Nakamura	1985 Northwood Dr.	Los Angeles, Calif.
-11	Fred L. Vankes	15387 N. Beverly Ln	Los Angeles, Calif.
-13	John M. M. Battaglia	15213 N. Beverly Ln	Los Angeles, Calif.
-16	John A. V. Bezug	1701 E. Hwy 12	Los Angeles, Calif.
-19	Shizue Tsutaka et al	1671 E. Hwy 12	Los Angeles, Calif.
-20	Widdridge Irrigation District	18727 N. Lur. Sacramento Rd	Los Angeles, Calif.
-03	City of Los Angeles		Los Angeles, Calif.
-04			Los Angeles, Calif.
-13	Emil A. A. A. A. A.	112 Stanford St	Los Angeles, Calif.
-14	Gerald E. E. E. E. E.	1815 Royal Crest Dr.	Los Angeles, Calif.
-15	Norman E. E. E. E. E.	1911 Royal Crest Dr.	Los Angeles, Calif.
-16	Redo E. E. E. E. E.	1111 Stanford St	Los Angeles, Calif.
-29	Candy E. E. E. E. E.	1118 S. Mills Ave	Los Angeles, Calif.
-31	Mazen H. H. Alkandari	2415 W. Vine St #100	Los Angeles, Calif.
-32	Enisa E. E. E. E. E.	1986 Royal Crest Dr.	Los Angeles, Calif.
-33	James E. E. E. E. E.	1918 Royal Crest Dr.	Los Angeles, Calif.
-34	Ray W. E. E. E. E. E.	1132 S. Mills Ave	Los Angeles, Calif.
-35	Leah E. E. E. E. E.	1133 S. Mills	Los Angeles, Calif.
-36	Ronald D. E. E. E. E. E.	1127 S. Mills	Los Angeles, Calif.
-37	Floyd E. E. E. E. E.	1121 S. Mills	Los Angeles, Calif.
-38	James E. E. E. E. E.	1115 S. Mills	Los Angeles, Calif.
-39	Richard E. E. E. E. E.	1127 S. Mills	Los Angeles, Calif.
-04	Michael E. E. E. E. E.	1122 Downing	Los Angeles, Calif.
-05	LeRoy E. E. E. E. E.	1138 Downing	Los Angeles, Calif.
-06	Robert E. E. E. E. E.	1134	Los Angeles, Calif.
-07	Charles E. E. E. E. E.	1608 Royal Crest Dr.	Los Angeles, Calif.
-08	Joe E. E. E. E. E.	1608 Royal Crest	Los Angeles, Calif.
-09	Edith E. E. E. E. E.	1614	Los Angeles, Calif.
-10	Frank E. E. E. E. E.	1620	Los Angeles, Calif.

PUBLIC HEARING LIST

MAKING LIST FOR: Helms Addition					FILE #	
AP#	OWNER'S NAME	MAKING ADDRESS	CITY, STATE	ZIP		
031-235-11	Michael & Carol Blehm	1626 Royal Crest Dr.	Lodi	95242		
-13	Robert L & HH Shepard	26695 N Ritz Rd	Acampo	95220		
-13	Rick & J Foreman	1706 W Royal Crest Dr.	Lodi	95242		
-14	Martin G & TR Quesada	1712 "				
-15	Clarence St & T Eigenhuis	1718 "				
-16	Gary W & SA Ricci	1800 "				
-17	Muk A Cedarloff	1806 "				
-18	James E & B J Peck	1812 "				
231-07	Warren J & H W Nicholas	1803 "				
232-17	Erin & Rudella Heinrich	20130 Mt View Ct	Lockeford	95237		
-08	Dolores E Swearingen	1707 Royal Crest Dr.	Lodi	95242		
233-09	Vicenzo & DA Sigala	1615 Royal Crest Dr.	Lodi CA	95242		
-10	Charles A & Winifred Ludwig	26401 Palomares Rd	Castro Valley	94553		
050-18	Ellward & D Ross	112 Nelson Ct	Angwin CA	94508		
-19	Ernest L Simpfendorfer	1513 Cardinal	Lodi	95242		
-20	Michael & Lisa Deherrera	1507 "				
-21	Dennis & Bonnie Curtis	1501 "				
-22	Glen & Joleen Olson	1451 "				
-23	Gary & Tammy Blair	1445 "				
-24	Mark Douglas Rowland	1439 "				
-25	Kamal D Hittle	1438 "				
-26	David A Kuest	1444 "				
-27	Edith M Torelli	1450 "				
-28	Barry A & Lori Schmitz	1500 Cardinal	Lodi			
-29	Vernon & L C Freimarck	1506 "				
-30	Clark E & Joyce Cox	1514 "				
-31	Max & L Moltzger Trs.	210 W Vine St				
-32	James E & Diane Bailey	1526 Cardinal		95242		
-33	Irene E Alway	1532 "				
-34	" "	"				
-35	Emma G Horn	1125 S Ash Dr.		95240		
060-020-01	Gregory & S Tcherkoyan	83 Hardie Dr.	Maraga CA	94556		
058-260-35	State Farm Auto Ins CO of IL	01 State Farm Plaza	Bloomington IL	61710-0101		
-160-86	Marlene Gutierrez et al	541 S Main Ln	Lodi	95242		
-29	Thomas Luckey Constr Inc	P.O. Box 7428	Stockton CA	95207		
-32	Lakeshore Ltd.	5031 El Camino Ave	Carmichael CA	95608		
-82	Centerra Bank Kansas City	P.O. Box 26610	Kansas City MO	64196		

PUBLIC HEARING LIST

MAILING LIST FOR: Meluk Addition		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
058-160-25	Taj & Shakila Khan	1112 Rivergate Dr.	Lodi CA	95240
-85	"	"	"	"
-84	Giannoni Org Inc. et al	1420 S. Ham Lane	"	95242
-78	Joseph D Michael	P.O. Box 1570	"	95241
-83	Garland Wright et al	P.O. Box 46	"	"
-50	Kettelman L Pp	3013 Ham Lane Ste A	"	95242
-51	"	"	"	"
-52	"	"	"	"
-44	"	"	"	"
-45	"	"	"	"
-39	Angelo Anagnos	2437 Brittany Ct	"	"
-53	City of Lodi	"	"	"
-380-14	Larry & Cy Anderson et al	420 W Pine St	"	95240
-320-01	Feather March Investments	4568 Feather River	Stockton	95207
-01	Otto A Ebert et al	9430 E Peltier Rd	Acampo	95220
-13	Shiu-Kow & W H Hing	1826 W Kettelman Lane	Lodi	95242
-04	Feather March Investment I	4568 Feather River	Stockton	95207
-07	MCEH Corporation	1820 W Kettelman Ln	Lodi	95242
-06	"	"	"	"
-350-01	TR Properties Inc	4568 Feather River	Stockton	95219
-02	"	"	"	"
-03	"	"	"	"
-04	Feather March Investments	"	"	"
-05	Cecil & J Dillon et al	1820 W Kettelman Lane	Lodi	95242
-06	"	"	"	"
-07	"	"	"	"
-390-01	Sheldon L Krieger et al	1816 W Kettelman Ln #A	"	"
-02	Joe Wei & Jung Tan	1816 "	"	"
-03	Philip & Linda Akeldt	1816 " CC	"	"
-04	Sheldon L Krieger	1816 " HA	"	"
-65	Raymond & Gay Cuervo	535 E Riverside Dr.	Woodbridge	95358
-06	"	"	"	"
-07	"	"	"	"
-400-01	Dutra Leasing Co.	P.O. Box 336	Rio Vista CA	94571
-02	Lakeshore Pk E Center Ltd	1806 W Kettelman Ln #5	Lodi CA	95242
-03	Kirk & Sharon Stangeland	1806 W Kettelman " etc	"	"
-04	David & Mariase Nischik	1801 " " " " " "	"	"

PUBLIC HEARING LIST

[illegible]

ORDINANCE NO. 1579

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
PREZONING THE PARCELS LOCATED WITHIN THE AREA BOUNDED BY THE
WOODBIDGE IRRIGATION DISTRICT CANAL ON THE NORTH AND EAST;
KETTLEMAN LANE (STATE ROUTE 12) ON THE SOUTH; AND LOWER
SACRAMENTO ROAD ON THE WEST (APN'S 027-040-10, 11, 12, 16, 17, 32,
63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10, 11, 12, 13, 14, 15,
16, 19 and 20) TO R-1, SINGLE-FAMILY RESIDENTIAL, R-2,
SINGLE-FAMILY RESIDENTIAL AND R-C-P, RESIDENTIAL-COMMERCIAL-
PROFESSIONAL, WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels within the area bounded by the Woodbridge Irrigation
District Canal on the north and east; Kettleman Lane (State Route 12)
on the south; and Lower Sacramento Road on the west (APN'S 027-040-10,
11, 12, 16, 17, 32, 63, 64, 65, 66 and APN'S 031-040-07, 08, 09, 10,
11, 12, 13, 14, 15, 16, 19 and 20) are hereby prezoned R-1, Single-
Family Residential, R-2, Single-Family Residential and R-C-P,
Residential-Commercial-Professional, as shown shown on vicinity map on
file in the office of the City Clerk.

SECTION 2. The above-described prezoning shall be conditioned upon
the signing by the developer and/or owner of said parcels prior to the
effective date hereof, of an agreement with Lodi Unified School
District for the provision of school facilities funding. Failure to
execute such agreement shall delete the parcel(s) subject thereto from
the effects of this ordinance.

SECTION 3. The alterations, changes, and amendments of said Official District Map of the City of Lodi herein set forth have been approved by the City Planning Commission and by the City Council of this City after public hearings held in conformance with provisions of Title 17 of the Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

1993

Approved this ____ day of _____,

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1579 was introduced at a regular meeting of the City Council of the City of Lodi held June 2, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1993 by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1579 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1579/TXTA.01V



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider the Request of Ronald B. Thomas, et al to Prezone the Parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential.

MEETING DATE: June 2, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider the Planning Commission's recommendation to approve the request of Ronald B. Thomas, et al to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single- Family Residential.

The pre zoning serves two purposes. First, it is required by the Local Agency Formation Commission (LAFCO) before reorganization (i.e. annexation) proceedings begin. Secondly, it makes the zoning map consistent with the General Plan.

The R-2, Single-Family zoning matches the surrounding zoning in the southeast area.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

Attachment

APPROVED: 

THOMAS A. PETERSON
City Manager



CC-1

CCCD93.22/TXTD.01C

ATTACHMENT PLAN

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12,
T.3 N., R.2 E., N.E. 1/4, CITY OF LOS
ANGELES, SAN MARINO COUNTY, CALIFORNIA

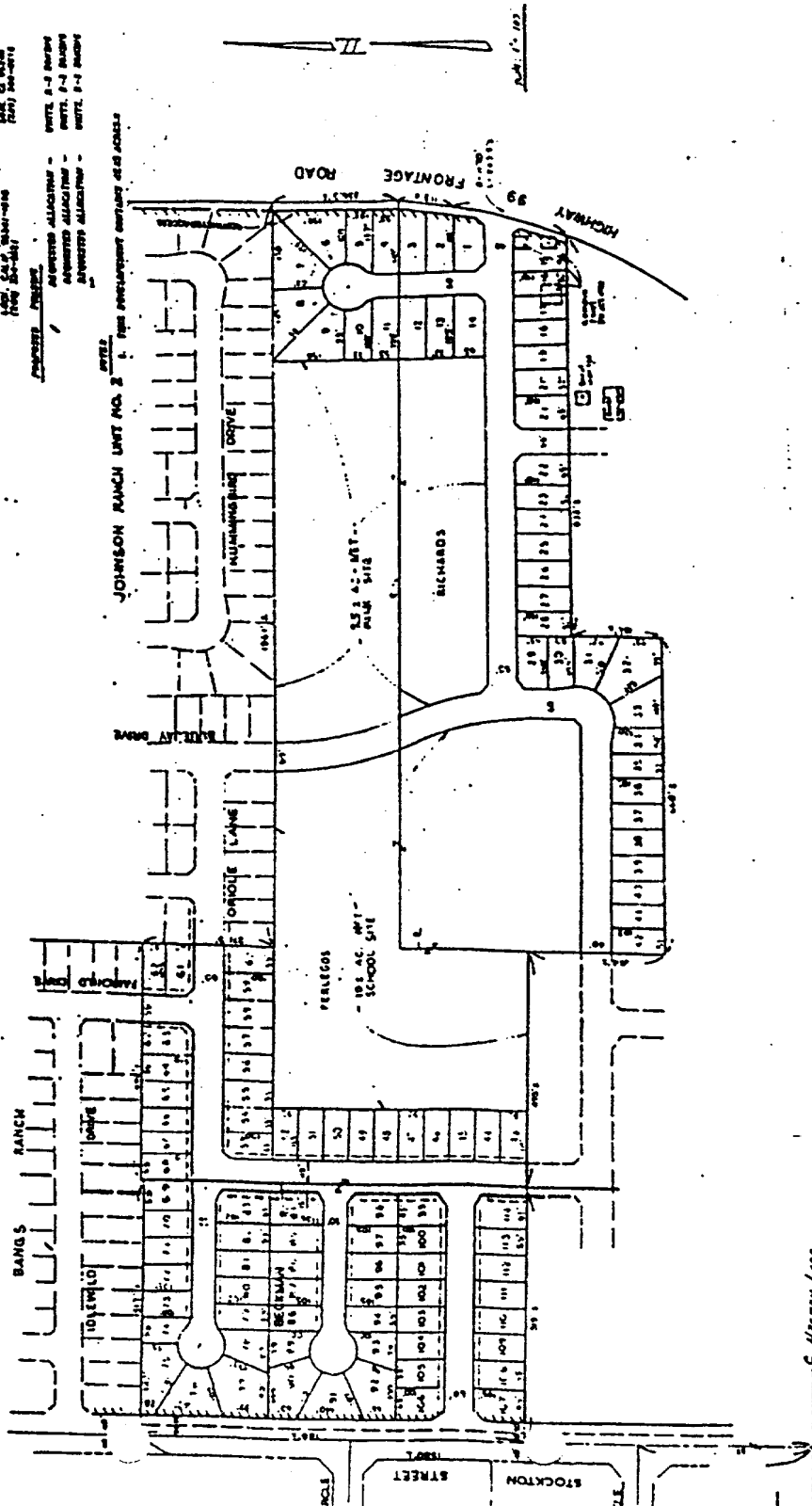
JANUARY 1973
 Proposed by
 MICHAEL B. LUTZ
 2000 14th St NW
 NW, WASH DC 20009
 (202) 544-1411

SCALE: 1:100'

Proposed by
 MICHAEL B. LUTZ
 2000 14th St NW
 NW, WASH DC 20009
 (202) 544-1411

ACQUISITION PRICES

INVESTIGATION UNIT NO. 2 DATE: 10-10-68 BY: J. J. HARRIS



3007 450000 3

<p>SAUMBRACH & PIAZZA CONSULTING ENGINEERS 1223 W. LINCOLN ST. CHICAGO, ILL. 60606</p>	<p>PREPARED FOR: NEW YORK - BROWN DEVELOPMENT</p>	<p>DEVELOPMENT PLAN LAND USE</p>	<p>DATE: 1/14/74 BY: G. M. S.</p>
---	--	---	--

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 14, 1993

Mr. Ronald B. Thomas
c/o Richards Ranch Partnership
P.O. Box 1598
Lodi, CA 95241-1598

Dear Ron:

RE: Richards Ranch
General Plan Amendment
Rezoning
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of Ronald B. Thomas, et al:

1. for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the Council's public hearing on these requests.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk
Laura E. Bainbridge, Attorney at Law

CITY OF LODI
221 WEST PINE STREET
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: Notice of Public Hearing regarding requests of J. Jeffrey Kirst

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED: THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: APRIL 21, 1993

ORDERED BY:

Peggy Nicolini
PEGGY NICOLINI
DEPUTY CITY CLERK

ADVINS/TXTA.02J

CITY OF LODI
221 WEST PINE STREET
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: Notice of Public Hearing regarding requests of Ronald B.
Thomas, et al

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED: THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: APRIL 21, 1993

ORDERED BY:

Peggy Nicolini
PEGGY NICOLINI
DEPUTY CITY CLERK

DECLARATION OF MAILING

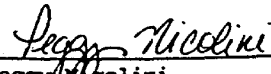
On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin
City Clerk



Peggy Nicolini
Deputy City Clerk

DEC#01/TXTA.FRM

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:


- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
 1. for a general plan amendment to redesignate the parcels 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
 2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council


Jennifer M. Perrin
City Clerk

Approved as to form:


Bobby W. McNatt
City Attorney

NOTICE05/TXTA.02J

PUBLIC HEARING LIST

ERICKSON

ELCHARDS RANCH ADDITION

MAILING LIST FOLIO	AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZONING
062-290-01		Georgia Perlegos et al	13845 N Hwy 99	Lodi CA	95244
-02		W T & D F Erickson et al	107 N Arenal Ave	"	"
-18		Richards Ranch Ltd P4P	P O Box 1598	"	95241
-04		John & K Verner et al	2707 E Fremont #5	Stockton	95205
-05		Kelso & M Curtis Okunara	4462 E Woodbridge Rd	Acampo	95226
-06		John & K Verner et al	9949 Fernwood	Stockton CA	95212
-09		Anneles S Bonises	3921 E Harley Lane	Lodi	95240
-10		Leahard & D Gibson Trs	3853 E Harley Lane	"	"
-11		Walter & J M Thayer	4071 E Harley Lane	"	"
-13		Donald & M Miller Trs	"	"	"
-13		"	"	"	"
-14		A & L Reliance Life Estate	4219 E Harley Lane	"	"
-17		Koketa Neuschaefer Tr et al	13669 N Cherokee Lane	Lodi	"
-280-02		City of Lodi	"	"	"
-410-01		P & P Walters Trs et al	P O Box 3060	Lodi	95241
-02		Gary & P Koepplin Trs	1919 S. Stockton St.	"	95240
-09		Tim D Simpson et al	2045 S. Stockton St	"	"
-10		Manuelino & B Del Castillo	P O Box 62	Woodbridge	95258
-15		Lodi Development Inc	P O Box 1237	Lodi	95241
-16		Michael R Haas et al	116 Konig Ct.	"	95240
-17		Daniel & Amy Fritz	177 River Meadows Dr	"	95243
-18		Apastasio & C Pappas	5395 Entada Cirrus	San Jose	95123
061-040-01		Cherokee Memorial Park	P O Box 1060	"	"
-030-30		"	"	"	"
-31		"	"	"	"
-45		"	"	"	"

EXHIBIT 13

ORDINANCE NO. 1580

=====

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
PREZONING THE PARCELS LOCATED AT 13737 N. CHEROKEE LANE
(APN 062-290-18), 2250 SOUTH STOCKTON STREET (APN 062-290-08),
AND 13845 NORTH CHEROKEE LANE (APN 062-290-07) R-2, SINGLE-FAMILY
RESIDENTIAL, WITH A CONDITION RELATING TO SCHOOL FACILITIES FUNDING.

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 13737 N. Cherokee Lane (APN 062-290-18), 2250
South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane
(APN 062-290-07) R-2, Single-Family Residential, as shown on vicinity
map on file in the office of the City Clerk.

SECTION 2. The above-described prezoning shall be conditioned upon
the signing by the developer and/or owner of said parcels prior to the
effective date hereof, of an agreement with Lodi Unified School
District for the provision of school facilities funding. Failure to
execute such agreement shall delete the parcel(s) subject thereto from
the effects of this ordinance.

SECTION 3. The alterations, changes, and amendments of said Official
District Map of the City of Lodi herein set forth have been approved by
the City Planning Commission and by the City Council of this City after
public hearings held in conformance with provisions of Title 17 of the

Lodi Municipal Code and the laws of the State of California applicable thereto.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

SECTION 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

1993 Approved this ____ day of _____,

PHILLIP A. PENNINO
Mayor

Attest:

JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1580 was introduced at a regular meeting of the City Council of the City of Lodi held June 2, 1993 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1993 by the following vote:

Ayes: Council Members -
Noes: Council Members -
Absent: Council Members -
Abstain: Council Members -

I further certify that Ordinance No. 1580 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

JENNIFER M. PERRIN
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1580/TXTA.01V



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Certifying the Filing of Negative Declarations by the Community Development Director as Adequate Environmental Documentation on the J. Jeffrey Kirst (Helmle) and the Ronald B. Thomas, et al (Richards Ranch) Projects.

MEETING DATE: June 2, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION: that the City Council conduct a Public Hearing to consider certifying the filing of negative declarations by the Community Development Director as adequate environmental documentation on the J. Jeffrey Kirst (Helmle) and the Ronald B. Thomas, et al (Richards Ranch) projects.

Since both projects conform to the General Plan, Negative Declarations are adequate environmental documentation.

FUNDING: None required.

James B. Schroeder
Community Development Director

JBS/cg

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

CC-1

CCCD93.25/TXTD.01C

CITY COUNCIL

PHILLIP A. PENNINO Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 13, 1993

Mr. J. Jeffrey Kirst
c/o FCF Development Associates
P.O. Box 1259
Woodbridge, CA 95258

Dear Jeff:


RE: Helmle Addition
General Plan Amendment
Rezoning
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of J. Jeffrey Kirst:

1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the City Council's public hearing on these requests.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk

DECLARATION OF MAILING

On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin
City Clerk


Peggy Nicolini
Deputy City Clerk

DEC#01/TXTA.FRM

EXHIBIT A

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:

- a) Planning Commission's recommendation that the City Council approve the following requests of J. Jeffrey Kirst:
1. for a general plan amendment to redesignate the parcels located within the area bounded by the Woodbridge Irrigation District Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west from PR, Planned Residential, to LDR, Low Density Residential and O, Office;
 2. to prezone the parcels located within the area bounded by the Woodbridge Irrigation Canal on the north and east, West Kettleman Lane (State Route 12) on the south, and Lower Sacramento Road on the west R-1, Single-Family Residential, R-2, Single-Family Residential, and RCP, Residential-Commercial-Professional; and
 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council

Jennifer M. Perrin
Jennifer M. Perrin
City Clerk

Approved as to form:

Bobby W. McNatt
Bobby W. McNatt
City Attorney

PUBLIC HEARING LIST

Page 1 of 4

MAILING LIST FOR:	HELMLE ADDITION	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-040-10		Tom & Terry Kibin	15312 N LWR Sacramento Rd	Lodi CA	95342
-11		Phyllis J. Vianianos	15288 N LWR Sacramento Rd	San Francisco CA	94110
-12		Antonio & M. Valentine	22 Powers Ave	Ashley ND	58413
-16		Gordon B. Koget Trs.	Box 286	Lodi	95342
-17		First Nazarene Church	1207 E Hwy 12		
-32		Melvin D & E A Helmle	1313 E Hwy 12		
-43		Michael H. Crete et al	1826 W Kellenman Ln Suite D		95340
-44		FCE Development Assoc. Prepaid	130 N Pleasant	Modesto CA	95354
-45		Ronald D. Dunscombe et al	90 Hargrove Hillier, 412 Buena Vista	Lodi	95342
-46		Phyllis L F Dunscombe Est.	1105 E Hwy 12		
-450-01		E Paul & PM Rosich	525 S Fairmont #14		
-02		Boy & Ingeburg Belanger	2372 Brittany Ln		
-03		Geoff & Jana Spinner	2368 "		
-04		Pecily & Janet Dillon	PO Box 2180	Lodi	
-28		Wmule & Susan Hummel	2352 Brittany Ln		
-29		Richard A & G. Fritz	2344 "		
-27		Brace & Cindi Camper	2336 "		
-08		Tah & Jodie Snyder	2328 "		
-09		R. Bill & B. Rankin Trs.	2320 "		
-10		Roger & L. Vincent Trs.	2319 "		
-11		David R & Donna Agrens	2327 "		
-12		Thomas F. Parker	2335 "		95342
-13		Joseph & Marie Bankett	87 W March Ln Ste 2	Stockton	95342
-14		George Jr. & P. Kishida	2351 Brittany Ln		
-15		R. M. Blincoe & M. G. Cotrs.	2359 "		
-16		Ray & Pauline Bober	2367 "		
-30		A. Fred & Cammy Baker	317 W Lodi Ave		95340
-330-01		James H. Kishida Tr.	2410 Brittany Ct		95342
-02		Douglas J. & M. Trautner	2418 "		"
-03		Chris & Loretta Keszler	317 W Lodi Ave		95340
-04		"	"		
-05		Theodore & K. Z. Pantaris	2438 E. Highway Ct		
-06		Chris R. Keszler et al	317 W Lodi		
-07		Ralph H. & Linda Vasun	PO Box 2262		95341
-08		Alex & Kalliope Nicolay	2437 E. Highway Ct		
-09		Angele Arduinos	1219 Interlaken		
-10		E. A. & Connie Frieden	1833 Robin Lane		95340

PUBLIC HEARING LIST

MAILING LIST FOR:		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-026-24	Donald S & K B Jones	1110 Chateau Ct	Lodi	95242
-35	Stephen & JG Richards	1118 "		
-36	Vicki L Parker	908 Brandywine Dr.		95340
-37	Steven & Carmen Ramirez	1134 Chateau Ct		
-38	John & Deborah Demshur	1142 "		
-39	Richard & S T Vanaria	1133 "		
-40	R Bill Rankin & B Trs.	2320 Brittany Ln		
-41	John & Marcia A Fitzgerald	1117 Chateau Ct		
-42	Gordon & Kathy MacBeth	1109 "		
-0350-01	Steve S & Kathy Cho	1115 Heidelberg Way		
-02	Chris & Laveta Keszler	317 W Lodi Ave		
-03	James & Deborah Baumbach	915 Brandywine Dr.		
-04	Chris & Laveta Keszler			
-05	"			
-06	"			
-07	Vicki Fitzhugh	1901 Century Place		95240
-08	Chris & Laveta Keszler	317 W Lodi Ave		
-10	Robert & D Dais et al	2413 Corbin Lane		95243
-11	Chris & Laveta Keszler			
-12	"			
-13	"			
-14	Larry & Lanell Escalante	2034 Petersburg Way		
-15	Chris & Laveta Keszler			
-16	"			
-17	"			
-18	"			
-19	Isink N Robinson	249 Royal Oaks Ct		95240-0051
-36	Chris & Laveta Keszler			
-37	"			
040-24	Woodbridge Irrigation District	18777 N LWR Sacramento Rd	Woodbridge	95256
-050-08				
060-27	Wm J & M Tarrick	681 E Taylor		95242
-28	Arthur Katsakian Jr et al	10341 Sheldon Rd	Elk Grove	95631
-29	Kandy & BH Zarara	695 E Taylor Rd	Lodi	95342
-34	Ray T & Thomas S Roberts	15431 1st Sacramento	Lodi	"
-35	Arthur Katsakian Jr	10341 Sheldon Rd	Elk Grove CA	95624

FILE

[illegible]

41

PUBLIC HEARING LIST

Page 4

MAILING LIST FOR		FILE #	
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE ZIP
081-835-11	Nicholas Carol Blenheim	1626 Royal Crest Dr.	Lead 95342
-12	Robert L & HH Shepard	26695 N Ritz Rd	Ascaripo 95222
-13	Nick & J Foreman	1706 W Royal Crest Dr.	Lead 95342
-14	Martin G & IR Quessada	1712	Lead 95342
-15	Quessada St & T Eigenhuis	1718	Lead 95342
-16	Gary W & SA Ricci	1800	Lead 95342
-17	Mark A Cedeno	1806	Lead 95342
-18	James H & J Fryck	1812	Lead 95342
-831-07	Monterey Dr HW Nicholas	1803	Lead 95342
-17	Ernst Rudolf Hepplich	20130 Mt View Ct	Lead 95342
-08	Dolores E Swearingen	1207 Royal Crest Dr.	Lead 95342
235-09	Vicenzo & PA Sigala	1615 Royal Crest Dr.	Lead 95342
-10	Charles A & Blunifred Ludwig	26441 Palomares Rd	Castroville 94552
650-18	Ellen & D Ross	113 Nelson Ct	Ascaripo 94528
-19	Ernest L Stumpfederfer	1513 Cardinal	Lead 95342
-25	Michael & Lisa Deherena	1507	Lead 95342
-21	Bennis & Bonnie Curtis	1501	Lead 95342
-22	Glen & Joleen Olson	1451	Lead 95342
-23	Gary & Tammy Blair	1445	Lead 95342
-24	Mark Douglas Rowland	1439	Lead 95342
-25	Harold D Hittle	1438	Lead 95342
-26	David A Kuest	1444	Lead 95342
-27	Edith M Torelli	1450	Lead 95342
-28	Betty A & Lori Schickel	1500 Cardinal	Lead 95342
-30	Clark E & Joyce Cox	1514	Lead 95342
-31	Max & L Moltzger-Ts	210 W Vine St	Lead 95342
-32	James E & Diane Bailey	1526 Cardinal	Lead 95342
-33	Frene E Alway	1532	Lead 95342
-34	"	"	Lead 95342
-35	Ernie G Horn	1125 S Ash Dr.	Lead 95342
060-620-01	Gary & S Tcherkoyan	83 Hardie Dr.	Marina CA 94556
058-860-85	State Farm Auto Ins Co	21 State Farm Plaza	Elk Grove IL 61710-01
-170-86	Mark & Gutierrez et al	5415 Hwy Ln	Lead 95342
-29	Thomas Luckey/Laurel Inc	P.O. Box 7428	Stockton CA 95207
-82	Lakeshore Ltd.	5031 El Camino Ave	Castroville CA 95608
-82	Center for Public Kansas City	P.O. Box 26610	Kansas City MO 64196

PUBLIC HEARING LIST

MAILING LIST FOR: Meluk Addition		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
058-160-25	Taj & Bhukila Khan	1112 Rivergate Dr.	Lodi CA	95240
-85	"	"	"	"
-84	Giannini Org Inc. et al	1420 S. Ham Lane	"	95242
-74	Joseph D Michael	P.O. Box 1570	"	95241
-83	Garland Wright et al	P.O. Box 46	"	"
-50	Kettlemann II Ptp	3013 Ham Lane Ste A	"	95242
-51	"	"	"	"
-52	"	"	"	"
-46	"	"	"	"
-45	"	"	"	"
-39	Angelo Anagnos	2437 Brittany Ct	"	"
-53	City of Lodi	"	"	"
-380-14	Larry & Cy Anderson et al	420 W Pine St	"	95240
-320-01	Feather March Investments	4568 Feather River	Stockton	95207
-01	Choy A Ebert et al	9430 E Pelletier Rd	Acampo	95220
-13	Shiu-Kow & WY Hing	1820 W Kettlemann Lane	Lodi	95242
-04	Feather March Investment I	4568 Feather River	Stockton	95207
-07	MC FH Corporation	1820 W Kettlemann Ln	Lodi	95242
-08	"	"	"	"
-350-01	JR Properties Inc	4568 Feather River	Stockton	95219
-02	"	"	"	"
-03	"	"	"	"
-04	Feather March Investments	"	"	"
-05	Cecil & J. Dillon et al	1820 W Kettlemann Lane	Lodi	95242
-06	"	"	"	"
-07	"	"	"	"
-390-01	Sheldon L Rieger et al	1816 W Kettlemann Ln #A	"	"
-02	Joe Wei & Jung Tan	1816 "	"	"
-03	Philip & Linda Abeldt	1816 " #C	"	"
-04	Sheldon L Rieger	1816 " #A	"	"
-65	Raymond & Gay Cuernca	535 E Riverside Dr.	Woodbridge	95356
-06	"	"	"	"
-07	"	"	"	"
-400-01	Dutra Leasing Co.	P.O. Box 336	Rio Vista CA	94571
-02	Lakeshore Pk F. Center Ltd	1806 W Kettlemann Ln #15	Lodi CA	95242
-03	Kinky Sharon Stangeland	1806 W Kettlemann #C	"	"
-04	David & Marilee Niechke	1806 W Kettlemann Ln #D	"	"

PUBLIC HEARING LIST

MAILING LIST FOR: Melville Addition		FILE #	
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE ZIP
058-400-05	Highland Gutierrez	541 S Hamilton	Lexi
-06	Dennis B & Linda Bruns	1822 Chavez St.	Stockton
-07	Buta Gas Inc et al	P.O. Box 358	Stockton CA
-08	GSB Development Inc	1806 W Kellenburg Ln	Lexi
-09	Dr B. Gosak, Trusts	1806 W Kellenburg Ln #H	"
-10	"	"	"
-11	Raymond H. & J. Colahan	5219 Holly Ln	"
-12	Wenon & Harcia Land	1806 W Kellenburg Ln #K	"
-13	Hazel & D. Hughes	1019 Tulelake	"
0370-02	William Land Co P4P	2754 Country Club Ct	Stockton
-03	"	"	"
-140-32	Lot 1 Plaza Ltd P4P	11640 San Vicente Ste. 202	Los Angeles
-33	Daniel M. & Judy Lewis	354 S LRP Sacramento	Lexi
-34	Lot 1 Plaza Ltd P4P	11640 San Vicente	"
-35	Malhart Shires Inc.	7015 Walter Blvd	Benningville AK
037040-14	Malhart & J. Hughes	3315 W. Kellenburg Lane	Lexi CA
-89	Target Stores	P.O. Box 1392	Minneapolis MN
-30	A & P. Hughes	2749 W Kellenburg Lane	Lexi CA
	J. Jeffrey Kist	P.O. Box 1859	Woodbridge

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
JACK A. SIEGLOCK
Mayor Pro Tempore
RAY C. DAVENPORT
STEPHEN J. MANN
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

April 14, 1993

Mr. Ronald B. Thomas
c/o Richards Ranch Partnership
P.O. Box 1598
Lodi, CA 95241-1598

Dear Ron:

RE: Richards Ranch
General Plan Amendment
Rezoning
Negative Declaration

At its meeting of Monday, April 12, 1993 the Lodi City Planning Commission recommended that the City Council approve the following requests of Ronald B. Thomas, et al:

1. for a general plan amendment to redesignate the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

These recommendations have been forwarded to the City Clerk. She will inform you of the time and place of the Council's public hearing on these requests.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: City Clerk
Laura E. Bainbridge, Attorney at Law

CITY OF LODI
221 WEST PINE STREET
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: Notice of Public Hearing regarding requests of J. Jeffrey Kirst

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED: THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: APRIL 21, 1993

ORDERED BY: *Peggy Nicolini*
PEGGY NICOLINI
DEPUTY CITY CLERK

ADVINS/TXTA.02J

CITY OF LODI
221 WEST PINE STREET
LODI, CALIFORNIA 95240

ADVERTISING INSTRUCTIONS

SUBJECT: Notice of Public Hearing regarding requests of Ronald B.
Thomas, et al

PUBLISH DATES: TUESDAY, APRIL 27, 1993

TEAR SHEETS WANTED: THREE

AFFIDAVIT AND BILL TO:

JENNIFER M. PERRIN, CITY CLERK

DATED: APRIL 21, 1993

ORDERED BY:

Peggy Nicolini
PEGGY NICOLINI
DEPUTY CITY CLERK

DECLARATION OF MAILING

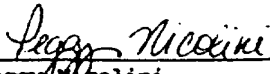
On April 27, 1993 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 27, 1993, at Lodi, California.

Jennifer M. Perrin
City Clerk



Peggy Nicolini
Deputy City Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, June 2, 1993 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi CA, to hear the following matter:


- a) Planning Commission's recommendation that the City Council approve the following requests of Ronald B. Thomas, et al:
 1. for a general plan amendment to redesignate the parcels 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) from PR, Planned Residential to LDR, Low Density Residential;
 2. to prezone the parcels at 13737 N. Cherokee Lane (APN 062-290-18), 2250 South Stockton Street (APN 062-290-08), and 13845 North Cherokee Lane (APN 062-290-07) R-2, Single-Family Residential; and
 3. to certify the filing of a negative declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, California, at or prior to, the Public Hearing.

Dated: April 21, 1993

By Order of the Lodi City Council


Jennifer M. Perrin
City Clerk

Approved as to form:


Bobby W. McNatt
City Attorney

NOTICE05/TXTA.02J

PUBLIC HEARING LIST

ERIC HARRIS

7.3

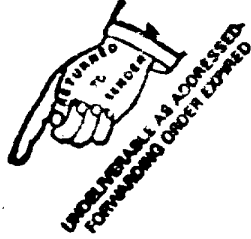
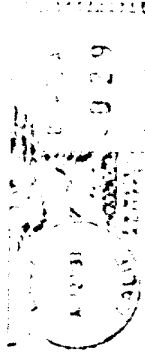
MAILING LIST FOLIO	AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
062-290-01		Georgia Perlegas et al	13845 N Hilly 99	Lodi, CA	95244
-08		Wiley DE Berkman et al	10711 Avenida Ave	"	"
-18		Richards Ranch Ltd Pte	P.O. Box 1598	"	95241
-04		John + K Varney et al	2707 E Fremont #5	Stockton	95205
-05		Keizer + H Coats Okuhara	4162 E Woodbridge Rd	Acampo	95226
-06		John + K Varney et al	9949 Fernwood	Stockton CA	95212
-09		Angelos S. Perises	3921 E Hattney Lane	Lodi	95240
-10		Leonard + D. Gibson Trs	3953 E Hattney Lane	"	"
-11		Walter + J. Thayer	4071 E Hattney Lane	"	"
-13		Dennis + M. Miller Trs	"	"	"
-14		Ayl. L. Lytle Life Estate	4219 E Hattney Lane	"	"
-12		Karen Neuschaefer et al	13669 N Cherokee Lane	Lodi	"
-280-02		City of Lodi			
-410-01		P. P. Walters Trs. et al	P.O. Box 3060	Lodi	95241
-02		Gary + P. Koepplin Trs	1919 S. Stockton St.	"	95240
-09		Tim D. Swanson et al	2045 S. Stockton St	"	"
-10		Manciano + B. Del Castillo	P.O. Box 63	Woodbridge	95258
-15		Lodi Development Inc	P.O. Box 1237	Lodi	95241
-16		Michael R. Haas et al	116 Koni Ct.	"	95240
-17		Daniel G. Amy Fritz	177 River Meadows Dr	"	95245
-18		Anastasios + C. Pappas	5395 Entrega Cir	San Jose	95133
061-040-01		Cherokee Memorial Park	P.O. Box 1080		
-030-30		"	"		
-31		"	"		
-45		"	"		

EXHIBIT B

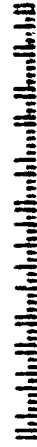
CITY OF LODI

CITY HALL, 221 W. PINE ST.
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910

Lakeshore Ltd.
5031 El Camino Avenue
Carmichael, CA 95608



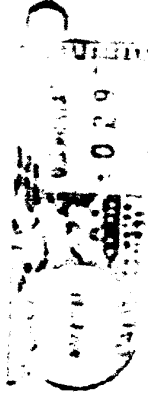
95608-4651 34



CITY OF LODI

CITY HALL, 221 W. PINE ST.
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910

E.A. & Connie Gooden
1833 Robin Lane
Lodi, CA 95240



LODI, CA 95240
OCT 29 1993
U.S. POSTAGE

95240-784

CITY OF LODI

CITY HALL, 221 W. PINE ST.
PO. BOX 3006
LODI, CALIFORNIA 95241-1910



Larry & G. Anderson et al
420 W. Pine St.
Lodi, CA 95240

NOTE #

RECEIVED

MAY -5 AM 9:34

95248-2824 83

CITY OF LODI

CITY HALL, 221 W. PINE ST.
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910

Steve S. & Kathy Cho
1115 Heidelberg Way
Lodi, CA 95242

*Received
5/12/93
(P)*



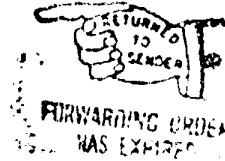
RECEIVED
93 APR 30 AM 10:
J.M. PERI
CITY CLERK
CITY OF LODI

CHO-115 95242015 1993 04/27/93
FORWARDING TIME EXPIRED
CHO
308 N HAM LN
LODI CA 95242-3413
RETURN TO SENDER

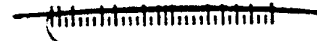
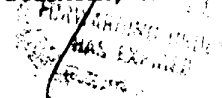
35242-9112 24 

CITY OF LODI

CITY HALL, 221 W. PINE ST.
P. O. BOX 3008
LODI, CALIFORNIA 95241-1910



Council of Government (COG)
1860 East Hazelton Avenue
Stockton, CA 95205



CITY OF LODI

CITY HALL, 221 W. PINE ST.
PO. BOX 3006
LODI, CALIFORNIA 95241-1910



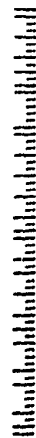
FORWARDED TO
SENDER
Forwarding Order Expires
Vicenzo & D.A. Siggia
1515 W. Royal Crest Dr.
Lodi, CA 95242

RECEIVED

23 MAY -5 AM 8:36

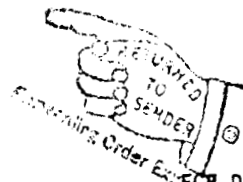
ER H. PEDER
CITY CLERK
CITY OF

95242-3543 35



CITY OF LODI

CITY HALL, 221 W. PINE ST.
PO. BOX 3006
LODI, CALIFORNIA 95241-1910



FCP Development Assoc. Ptp et al
120 N. Pleasant
Lodi, CA 95240

RECEIVED
MAY -5 AM 8:34
CITY OF LODI

95240-2038 03



CITY OF LODI

CITY HALL, 221 W. PINE ST.
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910

RECEIVED
93 APR 30 AM 10:44
TRANSFER
CITY CLERK
TY OF LOD

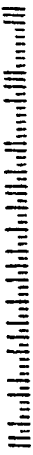


MCH Corporation
1820 W. Kettleman Lane
Lodi, CA 95242



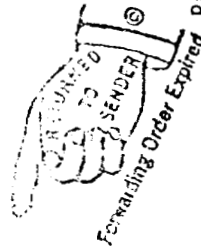
new #?
give

95242-4290 06



CITY OF LODI

CITY HALL, 221 W. PINE ST.
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910



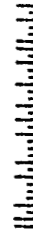
Raymond H. & B.J. Coldani
521 S. Ham Lane
Lodi, CA 95242



RECEIVED

93 APR 30 AM 10:44

KRISTEN M. FORD
CITY CLERK
CITY OF LODI

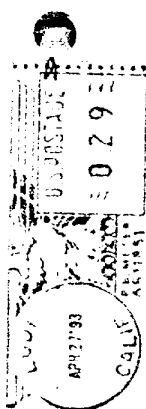


CITY OF LODI
 CITY HALL, 221 W. PINE ST.
 P.O. BOX 3006
 LODI, CALIFORNIA 95241-1910



REASON RETURNED
 Undelivered _____
 Addressing error _____
 Insufficient postage _____
 No return address _____
 No return office in state _____
 Be apt to return to sender _____

Neuschaefer Tr. et al
 13669 N. Cherokee Lane
 Lodi, CA 95240



RECEIVED
 23 APR 30 AM 10:44

ANIFER M. [unclear]
 CITY CLERK
 CITY OF LODI

